

CITY COUNCIL REPORT



MEETING DATE: October 24, 2005

ITEM NO. 6 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Winstar Pro - 12-GP-2005

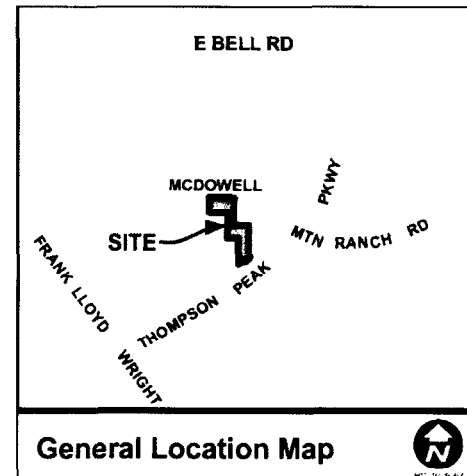
REQUEST

Request:

1. A Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 12 +/- acre parcel located at the southeast corner of 99th Place and McDowell Mountain Ranch Road.
2. To adopt Resolution No. 6768 affirming the above General Plan Amendment.

Key Items for Consideration:

- The General Plan amendment may conflict with the character, land use intensity and goals for the future development of WestWorld.
- One letter of opposition has been received with concerns regarding increased traffic levels using McDowell Mountain Ranch Road. Many of the issues regarding a prior 2003 case on this site for Employment and Industrial use have been resolved.
- The General Plan case is being considered separately from the pending zoning case (13-ZN-2005) on this site.
- A separate General Plan (10-GP-2005, Equestria Villa) case is under consideration for the adjoining property to the east.
- Planning Commission recommends denial, 6-1.



Related Policies, References:

The area is located within the Horseman's Park East Planned Community District (PCD) zoning district. The Horseman's Park East PCD provides a maximum allowable floor area ratio and building setbacks, overall development guidelines and provisions for protection of the Verde Canal. The PCD applies only to the northern 5.65 +/- acre portion of the site.

Related Policies, References:

- Case 33-ZN-2000 – created the Horseman's Park Planned Community District (PCD) in the area in 2000.
- Cases 3-GP-2003 and 8-ZN-2003 proposed to amend the General

Plan to Employment to rezone this site to Industrial District, which was withdrawn by the applicant due to neighborhood concern.

OWNER

Winstar Pro LLC
480-538-5474

APPLICANT CONTACT

George Bell
Land Research and Development Inc
480-538-5474

LOCATION

E McDowell Mountain Ranch Road / N. 99th Place (Southeast Corner), west of the southwest corner of McDowell Mountain Ranch Road and Thompson Peak Parkway.

BACKGROUND**Zoning.**

The site is currently zoned Single Family Residential (R1-35 PCD ESL) District, and is partly situated within the Horseman's Park East Planned Community Development (PCD) and is within the Environmentally Sensitive Lands area. The northern 2 lots (Parcels 38 and 39 containing 5.65 +/- acres) are located within the Horseman's Park East PCD, while the southerly 7.29-acre +/- State Land Department parcel is located outside of the PCD.

General Plan.

The General Plan Land Use Element currently designates the property as Cultural/Institutional and Public Use. This land use category provides for a variety of public and private facilities including government buildings, schools, private and public utilities and airports, and includes facilities such as the WestWorld equestrian facility.

The proposal is to amend the General Plan Land Use Element to Urban Neighborhoods. This category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g., pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

Context.

This site is situated south of McDowell Mountain Ranch Road, 1/3 mile west of Thompson Peak Parkway. The surrounding property has the following zoning and General Plan Land Use Categories:

- **West**, Western Theme Park (W-P) zoning for WestWorld that abuts the site to the west and contains a General Plan Land Use Category of Cultural/Institutional,
- **South**, is Thompson Peak Parkway and farther to the south is the McDowell Mountain Ranch Aquatic Center and the WestWorld Golf Course with Open Space (O-S) District zoning and a General Plan

Land Use Category of Developed Open Space,

- **East**, Single Family Residential (R1-35 PCD ESL) (Equestria Villa) with a General Plan Land Use Category of Cultural/Institutional. East of that is the Giant gas station with Planned Convenience Center (P.Co.C ESL) District zoning and a General Plan Land Use Category of Commercial, and McDowell Mountain Ranch, (R1-5 ESL) located ¼ mile to the east across Thompson Peak Parkway, with a General Plan Land Use Category of Suburban Neighborhoods,
- **North**, Single Family Residential (R1-5 PCD ESL), Horseman's Park Subdivision, across McDowell Mountain Ranch Road, with a General Plan Land Use Category of Urban Neighborhoods.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The request is to amend the General Plan Land Use Element from Cultural Institutional and Public Use to Urban Neighborhoods. The Urban Neighborhoods Category provides for zoning districts generally having residential densities of eight (8) or more dwelling units per acre and includes Multi-family Residential (R-5) zoning district. The densities proposed for the site are 12 to 16 DU/acre or approximately 150 to 195 townhouse units. The applicant states that the Urban Neighborhoods designation is compatible with existing single and multi-family residential development within this area. In addition, with proper placement of buildings and location of buffers, potential adverse impacts may be mitigated. A requirement for the provision of written notification to townhouse purchasers of the proximity and potential affects of WestWorld will act to reduce negative impacts and promote compatibility of land uses.

Key Issues.

- The development of multi-family residential use on the property may in the future generate complaints about the equestrian character and use of the WestWorld equestrian facility, due to lights, dust, odor, noise and traffic.
- A minimum 30-foot wide buffer is provided along the site's WestWorld boundary.
- The single family residential Horseman's Park Subdivision and multi-family Dakota Apartments are located along the north side of McDowell Mountain Ranch Road and McDowell Mountain Ranch Master Planned Community is approximately 1,600 feet east of the site, across Thompson Peak Parkway.
- Plans for the maintenance, preservation and alignment of the Verde Canal feature.
- No direct access is permitted from the site to Thompson Peak Parkway to the south.

Development information.

- *Existing Use:* Undeveloped site containing desert vegetation and the Verde Canal
- *Buildings/Description:* Proposed 2 and possible limited 3 story multi-family units

- *Parcel Size:* 12 +/- acre (net) property
- *Building Height Allowed:* 36 feet above natural grade per ESL, proposed townhouses will be 2 and 3 stories and have heights of 28 to 36 feet
- *Existing Building Height:* None
- *Density:* The conceptual site plan provides for 150 to 195 townhouse units more or less, based on 12 to 16 DU/Acre
- *Floor Area:* Allowed 0.40 per PCD applies to the northern 5.65 +/- acre portion of the site.
- *Other:* Protection of the Verde Canal and provision of public trail easement

**GENERAL PLAN
ANALYSIS**

Land Use Element:

The designation of Cultural/Institutional for this area of the city was established for the WestWorld equestrian facilities to the area south and west of this property. It was originally anticipated that this general area would include a mixture of uses focusing on the equestrian facilities and recreation and tourism facilities supporting the WestWorld complex.

Analysis:

Several General Plan Land Use Categories including Cultural Institutional, Commercial and Urban and Suburban Neighborhoods surround this property. WestWorld is a developed equestrian facility, providing amenities for both visitors and residents with large-scale special events held on the site. Development of properties surrounding WestWorld must recognize the potential impacts of the keeping, care and feeding of horses and associated special events. Proper placement of buildings and provision of adequate buffers to screen views and reduce the impact of noise, lighting and odor must be integrated with the development of adjacent residential areas. Concern exists regarding development of additional residential uses in proximity of WestWorld. Potential land use conflicts relate to the characteristics associated with equestrian activities and large public events at WestWorld.

Consideration of the McDowell Mountain Ranch subdivision toward the east and Horseman's Park subdivision to the north is also important with respect to determining the land use designation of the subject site. The Verde Canal and multi-use trail are identified as a resource and should be maintained as a preservation corridor in the site planning and development. The site is located within the Lower Desert Landform of the ESL Ordinance and will require the dedication of Natural Area Open Space in accordance with the ESL provisions of the Zoning Ordinance.

Traffic.

A Transportation Impact Mitigation Analysis was conducted for this site. The Equestria Villas and the Winstar Pro properties were analyzed together to determine the traffic impact to the surrounding street network. The preliminary assessment concludes that the approval of the proposed General

Plan changes, development of 160 to 240 multi-family dwelling units on the total 16-acre site, will generate up to 1,593 vehicles per day to and from the subject area with an estimated 121 trips occurring during the a.m. peak hour and 150 trips occurring during the p.m. peak hour. If developed at 240 units, this represents an increase of 1,411 daily trips over site development under the existing General Plan.

The existing road network is capable of accommodating the additional traffic, however, the increased traffic has been expressed as a concern by the neighborhood north of the site. The Verde Canal and proposed public trail easement runs through the site from northwest to southeast corner of the site and will be maintained as an open space amenity corridor with the site plan.

Capacity calculations were completed for the adjacent signalized intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road and for the unsignalized site driveway. The intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road is expected to operate at an acceptable level of service (LOS D or better for all movements) with the addition of site traffic and a lane re-configuration on the eastbound approach. All unsignalized intersections are also expected to operate at acceptable levels of service.

Currently McDowell Mountain Ranch Road (45-foot half street Major Collector) is carrying 18,900 vehicles per day east of Thompson Peak Parkway and 4,600 vehicles per day west of Thompson Peak Parkway; it has a design capacity of 35,000 vehicles per day.

Water/Sewer.

City sewer and water facilities exist within McDowell Mountain Road, along the frontage of the property. Sewer and water connections will be provided from the site to the development at the developer's cost and will not impact on the existing system.

Fire.

The Fire Department has reviewed the application and indicates adequate fire protection access is provided to the site. Stipulations permit emergency vehicle access through the site to Thompson Peak Parkway to the south.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this application. No objections have been expressed regarding this proposal.

Open space, scenic corridors.

The Horseman's Park East PCD provides for the protection of the Verde Canal, which has been identified as a historical/archeological resource for the City of Scottsdale. Provision of public trail easement along the Canal is also specified. Stipulations provide for modification and adjustment to the canal, with DRB approval. A minimum 30-foot wide buffer is provided adjacent to the site's WestWorld boundary.

Policy Implications.

The proposal conforms to the Horseman's Park East PCD that applies to this area with respect to FAR, circulation and maintenance of the Verde Canal.

Recognition to the sites proximity to WestWorld is also a consideration.

Community Involvement.

Neighborhood Open Houses were held on June 14 and 15, 2005, at the applicant's offices in Horseman's Park. Prior to the open houses, notification was sent by mail to 270 property owners and interested citizens, mostly situated within a 750-foot radius of the site. Included within the mailing were letters to Arizona State Land Department and McDowell Mountain Ranch Community Association. Three (3) people attended the open houses. Inquiries were made about the nature of the proposal, however no objections were received. In addition, a Project Under Consideration sign was posted on the site on May 28th advising of the time and locations of the Neighborhood Open House meeting. A summary of the citizen comments is provided in Attachment 8, Citizen Involvement. Letters between the property owner and neighbors regarding the multi-family use of the property are included at Attachments 10 and 11. Staff has received one letter of objection from a resident from the Horseman's Park subdivision located north of the site indicating concern related to the increased traffic from the site onto McDowell Mountain Ranch Road (Attachment #12).

Community Impact.

Adjoining uses include residential, commercial and western theme park while the proposed use is to accommodate multi-family residential development. The general plan amendment and rezoning will result in improvement of an existing undeveloped area, and development of townhouse, condominium or apartment uses. This use is reasonably compatible with uses in the vicinity and is preferred by adjoining residential neighbors over the original industrial use proposed in 2003. WestWorld has expressed some concern regarding potential issues related to objections from future residents within this project at the equestrian character and associated public event activities occurring at WestWorld (lights, dust, odor, noise and traffic).

OTHER BOARDS AND COMMISSIONS**Planning Commission.****Remote Hearing**

At the Planning Commission Remote Hearing on August 24, 2005, two (2) citizens from the residential area toward the north, indicated concerns regarding increased traffic on local streets and related issues such as the impact associated with possible increased crime.

September 28, 2005 Hearing

Two (2) citizens spoke at the hearing, expressing concerns regarding density, building heights, crime and increased level of traffic on adjoining streets. Both residents referred to letters written by the neighbors in 2003 objecting to the commercial/industrial offices proposed at the time, and agreeing in concept to a multi-family residential use of the property. Preference was expressed for ownership rather than rental of units.

The Planning Commission inquired about impacts upon the residential use with respect to the sites proximity to WestWorld. The Commission expressed concerns that potential land use conflicts would result with use of the site for multi-family residential use adjacent to WestWorld.

Planning Commission voted to recommend denial (6-1).

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

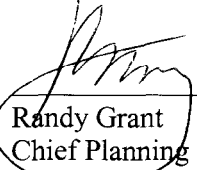
Al Ward
Senior Planner
480-312-7067

E-mail: award@ScottsdaleAZ.gov

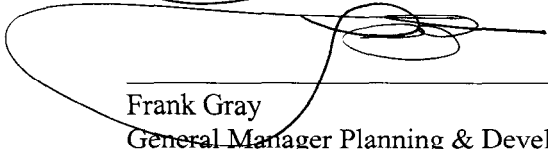
Randy Grant
Chief Planning Officer
480-312-7995

E-mail: rgrant@ScottsdaleAZ.gov

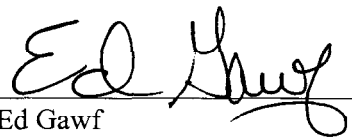
APPROVED BY


Randy Grant
Chief Planning Officer

10/10/05
Date


Frank Gray
General Manager Planning & Development Services

10.12.05
Date


Ed Gawf
Deputy City Manager

10/12/05
Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Existing Land Use Map
4. Resolution No. 6768
Exhibit 1. Land Use Map
5. Major General Plan Amendment Criteria
6. Citizen Involvement
7. City Notification Map
8. August 24, 2005 Planning Commission Minutes
9. September 28, 2005 Planning Commission Minutes
10. Letter from neighbors to property owner dated October 22, 2003
11. Letter from property owners to neighbors dated November 4, 2003
12. Letter from neighbor dated July 11, 2005

Request for General Plan Amendment for:

12-GP-05

309-PA-05

WINSTAR PRO

Scottsdale, Arizona

► **INTRODUCTION.**

Request. Amend the General Plan – Land Use Element for the subject properties from “Cultural / Institutional or Public Use” to “~~Employment~~” or “Urban Neighborhood Residential.” ~~The request is to maintain both options until a consensus is reached among the applicant, neighbors, city staff, and city council.~~ A rezoning application will be filed on or before July 2005.

Location. The subject property is located approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road immediately north of West World. The site contains three (3) parcels of land, approximately ten (10) acres in size.

Site Conditions. The approximately 10.1-acre site is generally flat with very little in the way of topographic changes or significant vegetation. A small portion of the old Verde Canal bisects the property from northwest to southeast. Most of the vegetation on-site is found in close proximity to the canal.

Surrounding Land Uses. The subject property is in a very unique location within the City of Scottsdale. The site is surrounded by a variety of different land uses including the West World equestrian center to the south, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

Other Impacts. The most significant impact to this property is the immediate proximity to West World equestrian center to the south.

Future Rezoning Request. As previously mentioned, the applicant will submit a rezoning request to accompany this General Plan Amendment request. The rezoning request will include ~~a development agreement with~~ development standard amendments that further define intensity of development on the site including height restrictions and lot coverage restrictions.

The proposed rezoning request will make the zoning consistent with the proposed General Plan designation. The future rezoning application will address the following:

- Proposed Use.
- Proposed Site Plan.
- Parking.
- Setbacks.
- Open Space.
- Frontage Open Space.
- Intensity of Development [F.A.R.].

► **GENERAL PLAN AMENDMENT CHECKLIST.**

The following items are provided pursuant to the "Checklist" items required by the City Project Coordination Department.

ITEM 1 - GENERAL PLAN AMENDMENT CHECKLIST.

[Submitted with application under separate cover.]

ITEM 2 - COMPLETED APPLICATION FORM.

[Submitted with application under separate cover.]

ITEM 3 - GENERAL PLAN AMENDMENT APPLICATION FEE.

[Submitted with application under separate cover.]

ITEM 4 - [NOT REQUIRED]

ITEM 5 - CITIZEN NOTIFICATION & PUBLIC INVOLVEMENT.

The following is an outline of the proposed Citizen Notification & Public Involvement program as defined in the GPA Checklist.

1. Letter / Mailer Notice. The applicant will notify all property owners and HOA's within 750-feet of the subject property. Addresses and a key map of the recipients are provided with this application under separate cover.
2. Project Under Consideration Sign. The applicant will install the required "Project Under Consideration" sign within ten [10] business days of the filing of this report. The sign will include information regarding the required public open house meeting. The sign will be posted a minimum of ten [10] days prior to the meeting. A dated, time stamped photograph of the sign along with an "Affidavit of Posting" will be provided to the city.
3. Open House Meeting. Pursuant to City staff requirements, the applicant will conduct two [2] open house meetings to solicit input from adjacent property owners. The applicant will notify the Project Coordinator at least fourteen [14] days prior to the meeting. Documentation of the open house meeting will be provided to the city upon completion of the meeting including dates, times, locations, copies of sign-in sheet, etc.
4. Other. With the submittal of the future rezoning application the required Citizen Review Plan and Program including, additional letters, open house meetings, web site and newspaper advertising will be developed.

ITEM 6 - CONTEXT GRAPHICS, PLANS & PHOTOGRAPHS.

See context maps and photographs at the end of this report including:

- East Bell Road Master Plan
- Aerial Photo / Site Location Plan
- Site Context Photographs

ITEM 7 - [NOT REQUIRED]

ITEM 8 - GENERAL PLAN GUIDING PRINCIPLES.

The following are goals and approaches taken from the City's "General Plan 2001" describing how this proposal meets applicable General Plan objectives.

Character & Lifestyle.

- *Foster Quality Design...*the future development plan will be required to be submitted to the Development Board to ensure the site plan and architectural character are environmentally responsible, appropriate for the locale and meets or exceeds the high design standards of the community
- *Identify Historic Resources...*the future development plan for this site should consider the existing Old Verde Canal.
- *Streetscapes / Visual Quality...*the future landscape component of the project will blend and transition with existing and future developments in the area.
- *Encourage Sensitive Outdoor Lighting...*the future development of this project will meet or exceed all applicable city ordinances regarding architectural and site lighting.

Economic Vitality.

- *Foster New Employment or High Density Residential Opportunities* such as luxury apartments, hotel or assisted living facilities...the future development plan for this site adds employment opportunities to the Scottsdale job market.
- *Integrate Non-residential Development to Improve Access.* This project will provide opportunity for employees to walk or bicycle to this future employment use from numerous neighborhoods in the immediate area.

Neighborhoods.

- *Enhance Neighborhoods...*the future development plan for this site will allow alternate modes of transportation for local residents ~~employees~~ as well as enhance the landscape and site architectural character established by adjacent residential and non-residential uses.

Open Space.

- *Protect Urban Environment...*the future development plan for this site has a very close proximity to the West World equestrian center and regional multi-use trail system which provide opportunity for pedestrian and bicycle access to the immediate area. Other open

space elements will include the streetscape adjacent to McDowell Mountain Ranch Road creating buffering and transition.

Sustainability.

- *Direct Growth that can Support Multimodal Transportation and Logical Infrastructure Expansion...* this is an ideal site for multimodal transportation [see below] and use of established infrastructure improvements due to the fact that most of the area infrastructure is in place.

Transportation.

- *Protect Integrity of Networks to Reduce Number, Length and Frequency of Trips...* the planned ~~employment~~ use offers variety in peak use trips relative to adjacent residential uses with little or no activities in the evening or weekends. Further, this project will provide opportunity for employees to walk or bicycle to this ~~future employment~~ use from numerous neighborhoods in the area.
- *Relieve Traffic Congestion...* the planned ~~employment~~ use offers variety in peak use trips relative to adjacent residential uses with little or no activities in the evening or weekends. Further, this project will provide opportunity for ~~employees~~ to walk or bicycle to this future employment use from numerous neighborhoods in the area.

ITEM 9 - COMPARITIVE ANALYSIS [INTENSITY].

The following is a comparative analysis between the existing and proposed General Plan designation utilizing the City's "Clean Zone Model" computer analysis.

	Existing Cult. / Inst.	Proposed Employment	Remarks / Comments	High Density Residential
- Dwelling Units	--	--	Not applicable.	170
- Floor Area	63,000	132,000**	Square Feet	204,000
- Population	--	--	Not applicable	425
- School Children	--	--	Not applicable	75
- Water Use	14	67	Ac. Ft. / Yr.	TBD
- Wastewater	4	9	Ac. Ft. / Yr.	TBD
- Solid Waste	8	149	Tons / Year	TBD
- Vehicle Trips*	204	924	Weekday Trips	TBD
- Employees	15	297		10

* Note that a T.I.M.A. study will be prepared for this proposal and adjacent properties as a part of the future rezoning request[s].

** Based on a Floor Area Ratio of 30%.

ITEM 10 - COMPARITIVE ANALYSIS [GENERAL PLAN ELEMENTS].

Land Use Element..... Refer to Items 8 and 9 above.

Character Types Element The current "Character Types" designation is *Suburban Desert*. This proposed change does not conflict with the designated character type.

Character Areas Element..... This property is located in a "Character Area" designated as a future study area [Area 8].

Streetscape Element..... This property is located in a "Streetscape" area designated as *Natural Streetscape*. No change to that character is anticipated.

Open Space Element This request does not impact the "Open Space Element" of the General Plan.

Parks / Recreation Element This request does not impact the "Parks / Recreation Element" of the General Plan.

Preservation Element..... This request does not impact the "Preservation Element" of the General Plan.

Growth Area Element..... This property is not located within a designated Growth or Activity Area.

Community Mobility Element.... This request does not impact the "Community Mobility Element" of the General Plan.

ITEM 11 - RELATIONSHIP TO CITY GOALS.

Scenic Corridors..... Not applicable to this property.

Vista Corridors..... Not applicable to this property.

Character Area Plans..... See Item 10 above.

Neighborhood Plans..... Provides additional ^{RESIDENTIAL} employment opportunity close to existing population base.

Housing Diversity Not applicable to this property.

Economic Diversity..... Creates employment opportunity for residents of the area

Alt. Transportation Modes..... Integrated employment and residential uses allow employees the opportunity for short walking or bicycle trips.

ITEM 12 - PUBLIC RESPONSE TO PROPOSED GENERAL PLAN AMENDMENT.

No public response to the proposed General Plan Amendment has been received at this time. The Neighborhood Involvement Plan will be updated as public comment is received.

July 11, 2005

City of Scottsdale
Planning Department
ATTN: Al Ward
7447 E. Indian School Road
Scottsdale, Arizona 85251

RE: 12-GP-2005/WinStarPro, L.L.C.

Dear Al,

Per our discussions, as a representative of WinstarPro, L.L.C., I am requesting that the General Plan Amendment (Case 12-GP-2005) be modified for a zoning of urban neighborhoods with the elimination of any reference to an employment category.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "George H. Bell", followed by a long horizontal flourish line.

George H. Bell, Applicant



12-GP-2005

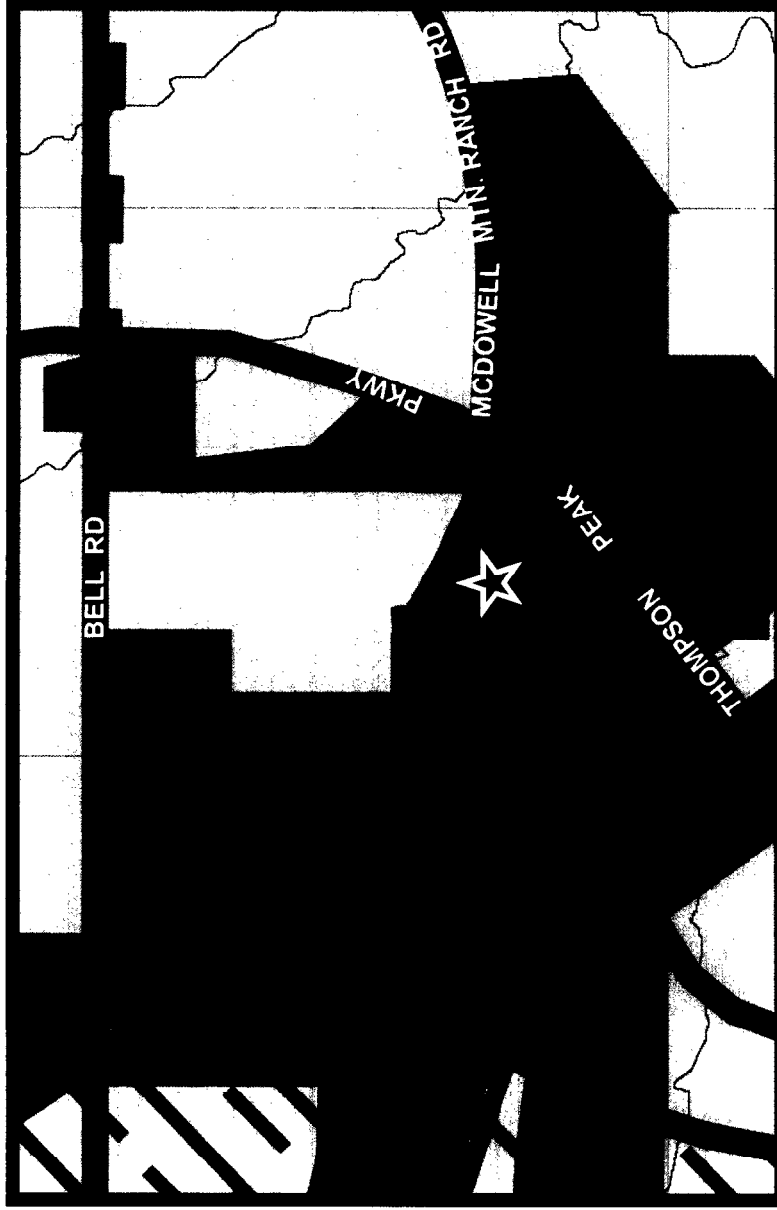
ATTACHMENT #2A

Winstar Pro

Q.S.
35-51

G.I.S. ORTHOPHOTO 2003

General Plan (Existing)



- | | |
|-------------------------|--------------------------------------|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | |

McDowell Sonoran Preserve (as of 8/2003)

Recommended Study Boundary of the McDowell Sonoran Preserve

City Boundary

Location not yet determined

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004



RESOLUTION NO. 6768

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM CATEGORY CULTURAL/INSTITUTIONAL OR PUBLIC USE TO CATEGORY URBAN NEIGHBORHOODS FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 99TH PLACE AND MCDOWELL MOUNTAIN RANCH ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission has held a remote public hearing at the Via Linda Senior Center on August 24, 2005 and another hearing on September 28, 2005 concerning the General Plan Amendment; and

WHEREAS, the City Council, has held a public hearing on October 24, 2005, and has incorporated, whenever possible, the concerns expressed by all interested persons; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use, Element for the City of Scottsdale, for the property located at the southeast corner of 99th Place and McDowell Mountain Ranch Road from Category Cultural/Institutional or Public Use to Category Urban Neighborhoods.

Section 2. That the above amendment is described in Case No. 12-GP-2005, (relating to zoning case 13-ZN-2005) and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 24 day of October, 2005.

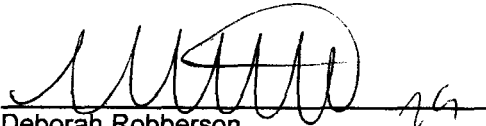
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

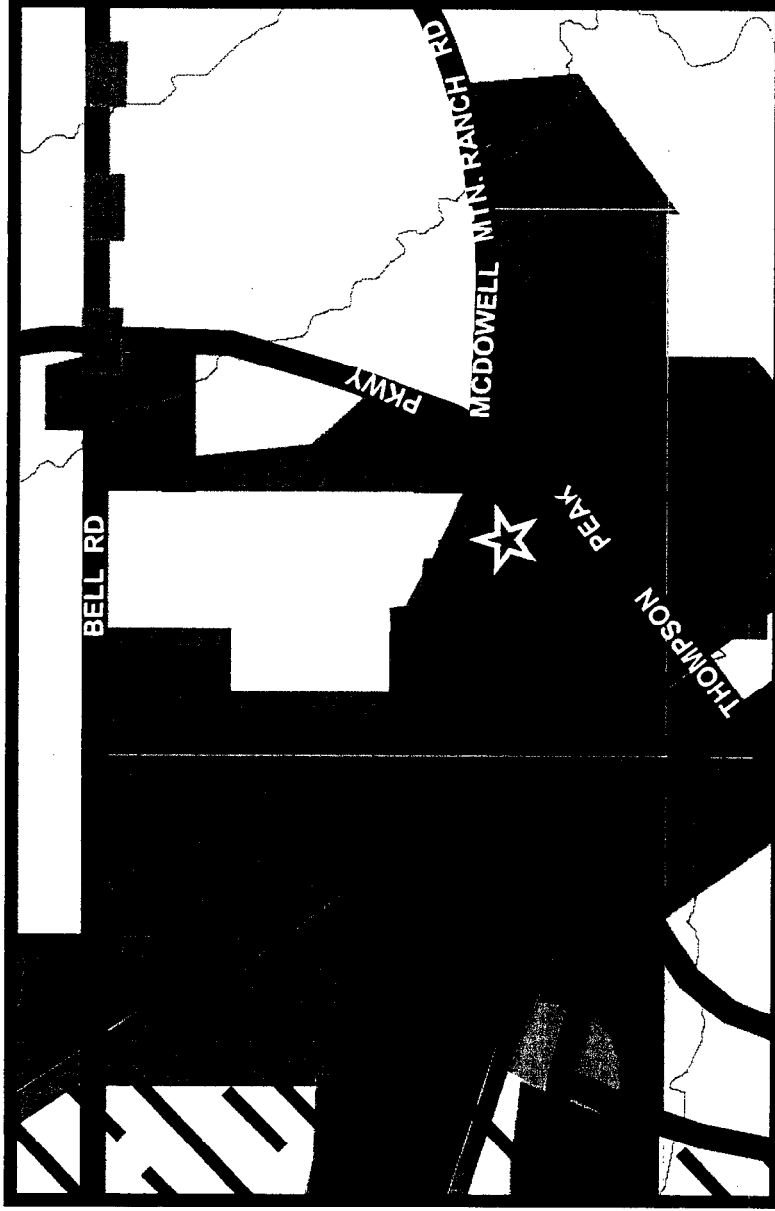
By: _____
Carolyn Jagger
City Clerk
















By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By:  _____
Deborah Robberson
Acting City Attorney

General Plan (Proposed)



- | | | | |
|---|-------------------------|---|--------------------------------------|
|  | Rural Neighborhoods |  | Commercial |
|  | Suburban Neighborhoods |  | Office |
|  | Urban Neighborhoods |  | Employment |
|  | Mixed-Use Neighborhoods |  | Natural Open Space |
|  | Resorts/Tourism |  | Developed Open Space (Parks) |
|  | Shea Corridor |  | Developed Open Space (Golf Courses) |
|  | Mayo Support District |  | Cultural/Institutional or Public Use |
|  | Regional Use District | | |

McDowell Sonoran Preserve (as of 8/2/2003)

Recommended Study Boundary of the McDowell Sonoran Preserve

City Boundary

Location not yet determined



12-GP-2005
Exhibit 1

Criteria for a Major Amendment to the 2001 Scottsdale General Plan
(City Council approved 10/30/01)

Scottsdale's Mission: In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character,
- b. Plan for and manage growth in harmony with the natural desert surroundings,
- c. Promote the livability of the community,
- d. Enhance and protect neighborhoods, and
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

Scottsdale's Land Use Element: It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment,
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
- c. Land uses should contribute to the unique identity that is Scottsdale,
- d. Land uses should contribute to the building of community unity and cohesiveness,
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment,
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

Character of Land Uses: A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.

Criteria: An amendment to the Land Use Element of Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the following criteria:

1. *Change in Land Use Category*

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

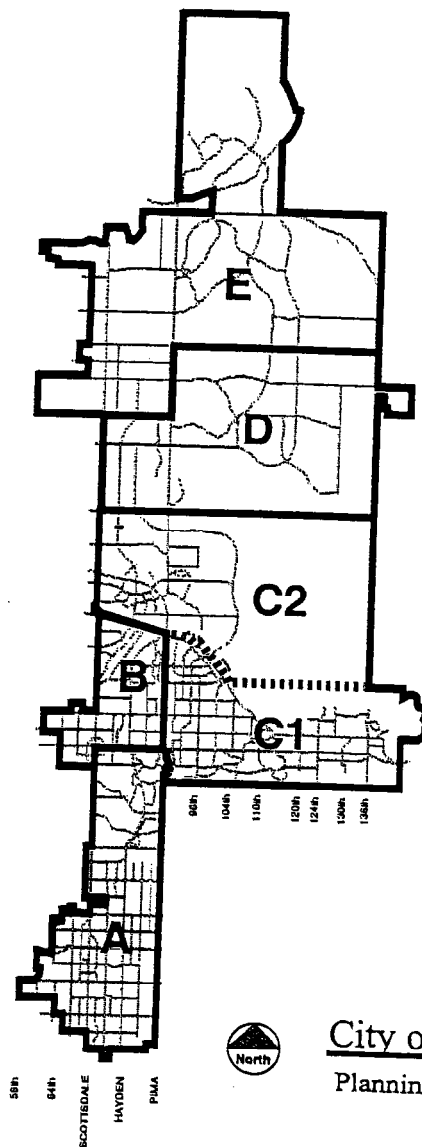
	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

- * Planning Zones A, B 10 acres or more
- * Planning Zone C1, C2, D and E 15 acres or more

JENNY LYNN
CIRCLE MOUNTAIN
HONDA BOW
ROCKAWAY HILLS
DESERT HILLS
JOY RANCH
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY
LONE MOUNTAIN
DIXILETA
DYNAMITE
JOMAX
HAPPY VALLEY
PINNACLE PEAK
DEER VALLEY
BEARDSLEY
OUTER LOOP
FRANK LLOYD
WRIGHT BLVD
GREENWAY
THUNDERBIRD
SWEETWATER
CACTUS
CHOLLA
SHEA
DOUBLETREE RANCH
McCORMICK
INDIAN BEND
McDONALD
CHAPARRAL
CAMELSBACK
INDIAN SCHOOL
THOMAS
McDOWELL
McKELLIPS



ZONE A includes the Downtown Business/Entertainment District and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airpark, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, McDowell Mountain Ranch, DC Ranch, and Greyhawk, all major master planned developments (C1 & C2 are divided by the CAP Canal and Thunderbird Road)

ZONE D encompasses the Pinnacle Peak, Desert Highlands and Troons communities, and large undeveloped tracts

ZONE E includes Terra Vita, the Boulders, Desert Mountain, Legend Trails, the 15,000-acre tract of State Trust Lands, and other undeveloped lands



City of Scottsdale

Planning Zones

2b. *Acreage Criteria Overriding Incentives*

Certain exceptions to these criteria (2a.) are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered as a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
 - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space
 - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

3. *Character Area Criteria*

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered as a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. *Water/Wastewater Infrastructure Criteria*

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

If a project applicant wishes to appeal the designation of a General Plan major amendment, the Comprehensive Planning Division Planning Director, or the position equivalent, will evaluate the appeal and make a major amendment determination.

July 11, 2005

City of Scottsdale
Planning Department
ATTN: Al Ward
7447 E. Indian School Road
Scottsdale, Arizona 85251

RE: 12-GP-2005/WinStarPro, L.L.C.

Dear Al,

WinStar Pro, L.L.C. held two neighborhood open house meetings.

The initial meeting was June 14, 2005 at 16611 N. 91st Street, Suite 105, Scottsdale, Arizona 85260 at 12:00 Noon. No one showed up to this meeting.

Additionally, WinStarPro, L.L.C. held its second open house on June 15, 2005 at 6:00PM at the same location, 16611 N. 91st Street, Suite 105, Scottsdale, Arizona 85260. This resulted in a turn out of 3 individuals.

Please refer to the enclosed copies of the neighborhood open house sign-in sheets.

The meetings with the 3 individuals were very cordial and their interest was for information sake only. It was our opinion that they had no objection to the residential component anticipated in the urban neighborhood's planning effort on the General Plan Amendment.

Please note that Mr. Spencer Wright, on line 2, was a stand-in for a neighbor that lives in the Continental Homes subdivision at Horseman's Park. He resides in Mesa, Arizona.

Please refer to the enclosed mail out list in the required surrounding neighborhood areas.

Respectfully submitted,



George H. Bell, Applicant

WINSTAR PRO, L.L.C.
12-GP-2005
Neighborhood Open House Meeting
Sign In Sheet
06/14/05

Name	Address	Phone
1.		
2.	Nobody showed up	
3.		SH Bell 6/14/2005
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		

WINSTAR PRO, L.L.C.
12-GP-2005
Neighborhood Open House Meeting
Sign In Sheet
06/15/05

Name	Address	Phone
1. Kim Muchmore	16372 N. 99 th PL	551-8100
2. SPENCER WRIGHT	1750 N. KACHINA (Meyr)	480-940-6677
3. Ed Grant	16125 N 99 th Way	41314.5815
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 12-GP-2005

Project Name: WINSTAR PRO

Location: SEC

Site Posting Date: 5/28/05

Applicant Name: GEORGE BELL

Sign Company Name: America's Instant Signs

Phone Number: 602-404-0009

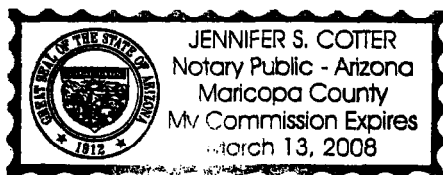
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature: [Signature]

Date: 5/29/05

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this 29 day of May 2005.



Jennifer S. Cotter
Notary Public
My commission expires: March 13, 2008

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION NEIGHBORHOOD OPEN HOUSE MEETING

Dates: 06/20/05 and 06/25/05
Time: 12:00pm to 4:00pm
Place: 106110 Street SE, Suite 100
Site Address: 106110 Street SE, Suite 100
Project Overview: General description of the project
including a brief history of the site and the proposed
development.

Site Address: 106110 Street SE, Suite 100
Site Zoning: Industrial 1 (I-1)
Applicant Contact: City of Seattle
Contact Name: [Name]
Contact Title: [Title]
Contact Phone: [Phone Number]
Contact Email: [Email Address]

For additional information, please contact the City of Seattle
at (206) 386-3000 or visit our website at
www.seattle.gov/development. We look forward to your
input and participation in the process.



EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION NEIGHBORHOOD OPEN HOUSE MEETING

Dates: 06/20/05 and 06/25/05
Time: 12:00pm to 4:00pm
Place: 106110 Street SE, Suite 100
Site Address: 106110 Street SE, Suite 100
Project Overview: General description of the project
including a brief history of the site and the proposed
development.

Site Address: 106110 Street SE, Suite 100
Site Zoning: Industrial 1 (I-1)
Applicant Contact: City of Seattle
Contact Name: [Name]
Contact Title: [Title]
Contact Phone: [Phone Number]
Contact Email: [Email Address]

For additional information, please contact the City of Seattle
at (206) 386-3000 or visit our website at
www.seattle.gov/development. We look forward to your
input and participation in the process.





Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number:

12-GP-2005 & 13-ZN-2005

Project Name:

WINSTAR PRO

Location:

S/E/C 99th Pl. & McDowell Mtn. Ranch Rd.

Site Posting Date:

8/3/05

Applicant Name:

GEORGE BELL

Sign Company Name:

AMERICA'S INSTANT SIGNS

Phone Number:

602 404 0009

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature:

Tom Cottle

Date

8/5/05

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 5th day of August 2005



KRISTEN A. KRMPOTICH
Notary Public - Arizona
Maricopa County
Expires 08/15/08

Notary Public

My commission expires:

8-15-08

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

CITY OF SCOTTSDALE
PUBLIC NOTICE
GP/ZONING PUBLIC HEARINGS

www.scottsdale.gov/projects/ProjectInProcess

via Linda Senior Center, 10110 North W. Linda, Scottsdale, AZ

GP PLANNING COMMISSION: 5:00 P.M., 08/24/05

City Hall, 3939 North Greenway Boulevard, Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M., 09/28/05

CITY COUNCIL: 5:00 P.M., 10/24/05

REQUEST: A Major General Plan Amendment of the Land Use Element from Cultural Institutional or Public Use to Urban Neighborhoods and to remove from Single Family Residential Planned Community District, Environmentally Sensitive Lands (R-103 PCD ESI) to Multiple Family Residential Planned Community District, Environmentally Sensitive Lands District (R-9 PCD ESI) on 10.4-acre parcel.

LOCATION: SE Corner of 99th Place and McDowell Mountain Ranch Road

Case Number: 12-GP-2005 & 13-ZN-2005

Applicant/Contact: George Bell

Phone Number: 480-538-5474

Case File Available at City of Scottsdale

480-312-7000

Posting Date: 08-03-05

Penalty for removing or defacing sign prior to date of last hearing



08-24-05

CITY OF SCOTTSDALE
PUBLIC NOTICE
GP/ZONING PUBLIC HEARINGS

www.scottsdale.gov/projects/ProjectInProcess

via Linda Senior Center, 10110 North W. Linda, Scottsdale, AZ

GP PLANNING COMMISSION: 5:00 P.M., 08/24/05

City Hall, 3939 North Greenway Boulevard, Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M., 09/28/05

CITY COUNCIL: 5:00 P.M., 10/24/05

REQUEST: A Major General Plan Amendment of the Land Use Element from Cultural Institutional or Public Use to Urban Neighborhoods and to remove from Single Family Residential Planned Community District, Environmentally Sensitive Lands (R-103 PCD ESI) to Multiple Family Residential Planned Community District, Environmentally Sensitive Lands District (R-9 PCD ESI) on 10.4-acre parcel.

LOCATION: SE Corner of 99th Place and McDowell Mountain Ranch Road

Case Number: 12-GP-2005 & 13-ZN-2005

Applicant/Contact: George Bell

Phone Number: 480-538-5474

Case File Available at City of Scottsdale

480-312-7000

Posting Date: 08-03-05

Penalty for removing or defacing sign prior to date of last hearing



08-24-05



May 27, 2005

Mr. Dave Slogar
Land Research & Development
16611 N. 91st St. #105
Scottsdale, AZ 85260

Re: Ownership Labels
Parcel #'s: 217-14-037A & 217-14-038A

Dear Mr. Slogar:

✓
Enclosed herewith please find the Ownership Labels for 750 feet around parcel #'s 217-14-037A and 217-14-038A which you had requested from Lynne Russell. Please review and contact our office should you have any questions or need further assistance. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Newton". The signature is stylized with a large, sweeping "R" and a long, horizontal stroke at the end.

Rich Newton for
Lynne Russell
Commercial Escrow Officer

encl.

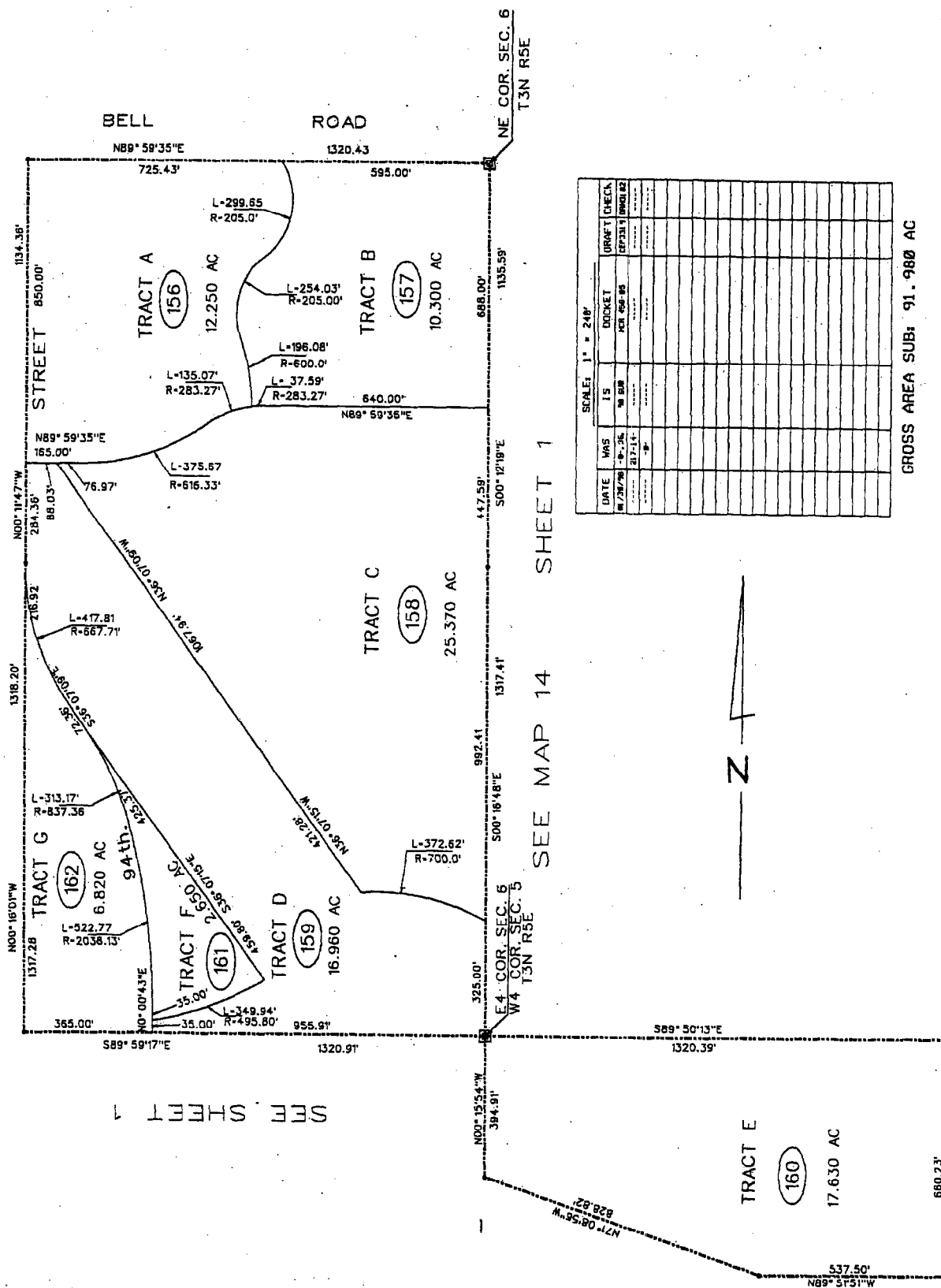
ATTACHMENT #6

SEE SHEET 1

SEE SHEET 1

SEE MAP 14 SHEET 1

Order: ssa Comment:
Description: Maricopa, AZ Assessor Map 217.13 Page: 5 of 5.



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

GROSS AREA SUB: 91.980 AC

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Arizona State Land Department	APN	:217 13 157
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:1616 W Adams St Phoenix Az 85007	AssdTot	:\$1,010,000
Land Use	:Gov,State Land,Vacant	Phone #	:
NwLnDate	:12/05/1997 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:970853667
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:448,668Units:	YrBlt:	Pool:

Borrower	:West Coast Funding Llc	APN	:217 14 001
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:7127 E Becker Ln #82 Scottsdale Az 85254	AssdTot	:\$869,000
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:02/18/2005 LnType :	XferAmt	:\$1,500,000
New Loan	: Lender :	Doc #	:0050204959 M
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:217,800Units:	YrBlt:	Pool:

Borrower	:Dakota Mcdowell Investors Llc	APN	:217 14 003G
SiteAddr	:15850 N Thompson Peak Pkwy Scottsdale 85260	Exempt	:
MailAddr	:PO Box 130156 Carlsbad Ca 92013	AssdTot	:\$24,624,396
Land Use	:Res,Apartments,100+units,2story	Phone #	:
NwLnDate	:03/05/1999 LnType :	XferAmt	:\$30,900,000
New Loan	: Lender :No New Mortgage	Doc #	:0990212188
Prior Ln	: TitleCo :Chicago Title		
%Imprvd	:84 BldgSF: LotSz:1,177,862its:24	YrBlt:	Pool:

Borrower	:Pinnacle Mcdowell Investors Llc	APN	:217 14 004C
SiteAddr	:16356 N Thompson Peak Pkwy Scottsdale 85260	Exempt	:
MailAddr	:PO Box 130156 Carlsbad Ca 92013	AssdTot	:\$22,410,675
Land Use	:Res,Apartments,100+units,2story	Phone #	:
NwLnDate	:06/12/1998 LnType :	XferAmt	:\$31,550,000
New Loan	: Lender :No New Mortgage	Doc #	:0980498320 M
Prior Ln	: TitleCo :Miscellaneous Title		
%Imprvd	:88 BldgSF: LotSz:845,412Units:24	YrBlt:	Pool:

Borrower	:Roman Catholic Church Of Diocese Of Phoe	APN	:217 14 028
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:400 E Monroe St Phoenix Az 85004	AssdTot	:\$333,000
Land Use	:Exempt,Associated Parcel	Phone #	:
NwLnDate	:02/26/2001 LnType :	XferAmt	:\$3,400,000
New Loan	: Lender :	Doc #	:0010141767 M
Prior Ln	:\$350,000 TitleCo :		
%Imprvd	: BldgSF: LotSz:217,800Units:	YrBlt:	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:West Coast Funding Llc	APN	:217 14 035
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:PO Box 82 Scottsdale Az 85252	AssdTot	:\$474,500
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:02/18/2005 LnType :Private	XferAmt	:
New Loan	:\$1,400,000 Lender :Private	Doc #	:0050204959
Prior Ln	:	TitleCo	:Security Title Agency
%Imprvd	:	BldgSF:	LotSz:108,900Units:
		YrBlt:	Pool:

Borrower	:United States Of America	APN	:217 14 036
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:PO Box 81169 Phoenix Az 85069	AssdTot	:\$826,500
Land Use	:Gov,Federal Land,Vacant	Phone #	:
NwLnDate	:03/18/1975 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:11076-0995
Prior Ln	:	TitleCo	:
%Imprvd	:	BldgSF:	LotSz:217,800Units:
		YrBlt:	Pool:

Borrower	:Winstar Pro Llc	APN	:217 14 037A
SiteAddr	:9875 E Mcdowel Mountain Ranch Rd Scottsdale 85260	Exempt	:
MailAddr	:15770 N Greenway Hayden Loop #10 Scottsdale Az 85260	AssdTot	:\$401,500
Land Use	:Vacant,Undetermnd,Rural,Non-subdiv	Phone #	:
NwLnDate	:06/13/2001 LnType :	XferAmt	:\$383,328
New Loan	: Lender :	Doc #	:0010514421
Prior Ln	:\$148,104 TitleCo :Stewart Title & Tr/Phoenix		
%Imprvd	:	BldgSF:	LotSz:70,518 Units:
		YrBlt:	Pool:

Borrower	:Usa	APN	:217 14 037B
SiteAddr	:9809 E Mcdowell Mtn Rnch R Scottsdale 85260	Exempt	:
MailAddr	:135 N 2nd Ave Us Br Of Recla Phoenix Az 85003	AssdTot	:\$653,000
Land Use	:Gov,Federal Land,Vacant	Phone #	:
NwLnDate	:10/10/1974 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:10866-0359
Prior Ln	:	TitleCo	:
%Imprvd	:	BldgSF:	LotSz:137,998Units:
		YrBlt:	Pool:

Borrower	:U S A	APN	:217 14 038B
SiteAddr	:*no Site Address* Scottsdale	Exempt	:
MailAddr	:135 N 2nd Ave Phoenix Az 85003	AssdTot	:\$323,500
Land Use	:Gov,Federal Land,Vacant	Phone #	:
NwLnDate	:03/13/1974 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:10554-0393
Prior Ln	:	TitleCo	:
%Imprvd	:	BldgSF:	LotSz:50,530 Units:
		YrBlt:	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	: Thomas Judith A Tr	APN	: 217 14 039B
SiteAddr	: *no Site Address* Scottsdale	Exempt	:
MailAddr	: PO Box 714 Scottsdale Az 85252	AssdTot	: \$68,000
Land Use	: Vacant, Undetermnd, Rural, Non-subdiv	Phone #	:
NwLnDate	: 11/09/1987 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 870681827
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: 12,211 Units:	YrBlt:	Pool:

Borrower	: City Of Scottsdale	APN	: 217 14 040
SiteAddr	: *no Site Address* Scottsdale	Exempt	:
MailAddr	:	AssdTot	: \$14,057,500
Land Use	: Exempt, Associated Parcel	Phone #	:
NwLnDate	: 03/12/1997 LnType :	XferAmt	: \$98,853
New Loan	: Lender : Miscellaneous	Doc #	: 0970159569 M
Prior Ln	: TitleCo : United Title		
%Imprvd	: BldgSF: LotSz: 3,836,765.its:	YrBlt:	Pool:

Adrian & Judith DeFranco
9800 E Cosmos Cir
Scottsdale, AZ 85260

Larry Shinn & Jennifer Lynn Kinens
9802 E Cosmos Cir
Scottsdale, AZ 85260

John & Jennifer Harmon
9804 E Cosmos Cir
Scottsdale, AZ 85260

Gabby Bell
9806 E Cosmos Cir
Scottsdale, AZ 85260

Irene Carroll
9830 E Cosmos Cir
Scottsdale, AZ 85260

Kim Bongiorno
12026 S Tuzigoot Dr
Phoenix, AZ 85044

Michael & Kathy Gauvin
9822 E Rosemary Ln
Scottsdale, AZ 85260

Robert Dobos
9830 E Rosemary Ln
Scottsdale, AZ 85260

Alexander & Inessa Agadjanov
9838 E Rosemary Ln
Scottsdale, AZ 85260

Ben & Laurie Krawetz
9846 E Rosemary Ln
Scottsdale, AZ 85260

Michael & Linda Oneill
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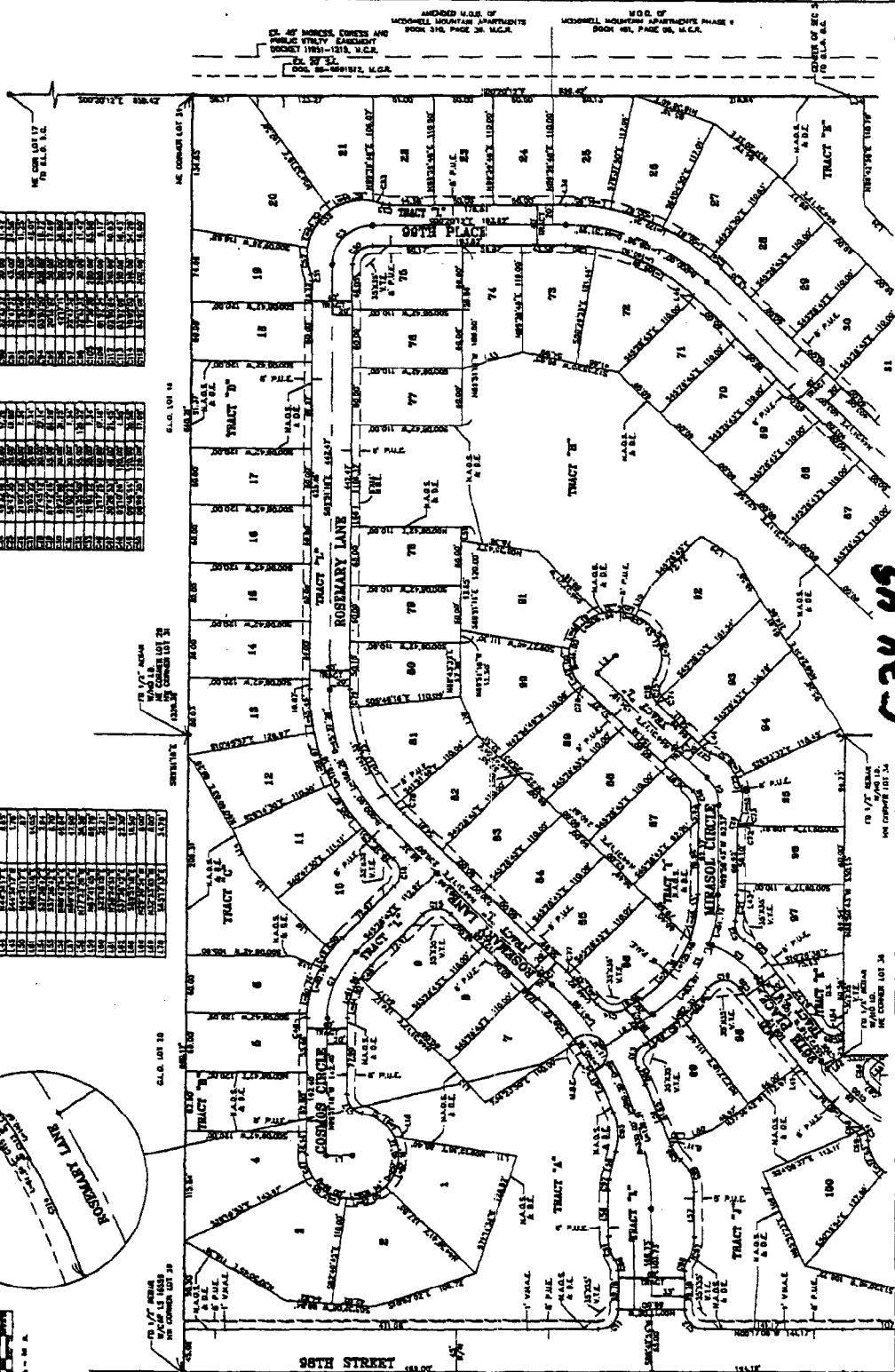
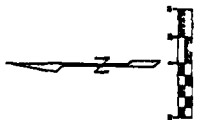
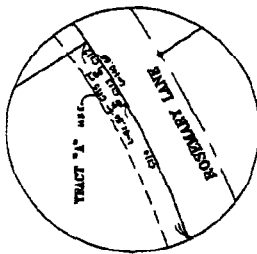
HORSEMAN'S PARK



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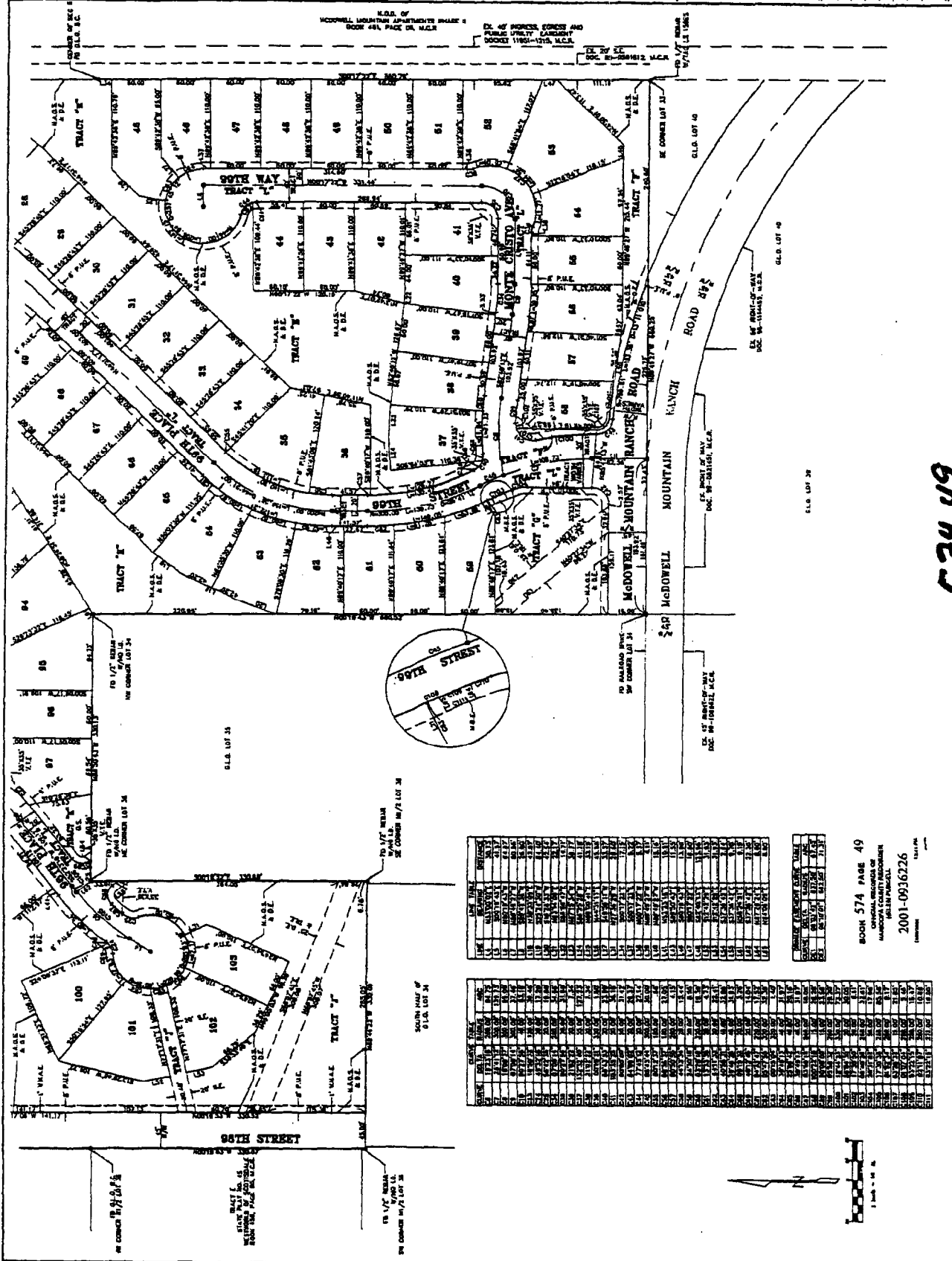


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POLICE STATION
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DATE
TIME
NAME
ADDRESS
CITY

67419



LINE	LINE NUMBER	DATE	REMARKS
1	1	11/11/11	11/11/11
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80	80	11/11/11	11/11/11
81	81	11/11/11	11/11/11
82	82	11/11/11	11/11/11
83	83	11/11/11	11/11/11
84	84	11/11/11	11/11/11
85	85	11/11/11	11/11/11
86	86	11/11/11	11/11/11
87	87	11/11/11	11/11/11
88	88	11/11/11	11/11/11
89	89	11/11/11	11/11/11
90	90	11/11/11	11/11/11
91	91	11/11/11	11/11/11
92	92	11/11/11	11/11/11
93	93	11/11/11	11/11/11
94	94	11/11/11	11/11/11
95	95	11/11/11	11/11/11
96	96	11/11/11	11/11/11
97	97	11/11/11	11/11/11
98	98	11/11/11	11/11/11
99	99	11/11/11	11/11/11
100	100	11/11/11	11/11/11

[illegible]

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Defranco Adrian & Judith	APN	:217 73 104
SiteAddr	:9782 E Cosmos Cir Scottsdale 85260	Exempt	:
MailAddr	:9800 E Cosmos Cir Scottsdale Az 85260	AssdTot	:\$265,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:05/20/2003 LnType :Conventional	XferAmt	:\$401,904
New Loan	:\$160,000 Lender :Ch Mortgage Company I	Doc #	:0030640625
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:10,423 Units:	YrBlt:2003	Pool:

Borrower	:Shinn Larry W & Kinens Jennifer Lynn	APN	:217 73 105
SiteAddr	:9802 E Cosmos Cir Scottsdale 85260	Exempt	:
MailAddr	:9802 E Cosmos Cir Scottsdale Az 85260	AssdTot	:\$265,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:11/24/2003 LnType :	XferAmt	:
New Loan	:	Doc #	:031611780
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:10,627 Units:	YrBlt:2003	Pool:

Borrower	:Harmon John W & Jennifer	APN	:217 73 106
SiteAddr	:9806 E Cosmos Cir Scottsdale 85260	Exempt	:
MailAddr	:9804 E Cosmos Cir Scottsdale Az 85260	AssdTot	:\$269,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:07/31/2003 LnType :	XferAmt	:
New Loan	:	Doc #	:031025750
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:12,087 Units:	YrBlt:2003	Pool:

Borrower	:Bell Gabby	APN	:217 73 107
SiteAddr	:9806 E Cosmos Cir Scottsdale 85260	Exempt	:
MailAddr	:9806 E Cosmos Cir Scottsdale Az 85260	AssdTot	:\$269,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:05/20/2003 LnType :Conventional	XferAmt	:
New Loan	:\$250,000 Lender :World Savings Bank	Doc #	:0030644692
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:10,063 Units:	YrBlt:2003	Pool:

Borrower	:Carroll Irene P	APN	:217 73 109
SiteAddr	:9830 E Cosmos Cir Scottsdale 85260	Exempt	:
MailAddr	:9830 E Cosmos Cir Scottsdale Az 85260	AssdTot	:\$293,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/14/2003 LnType :Conventional	XferAmt	:\$384,461
New Loan	:\$307,500 Lender :Ch Mortgage Company I	Doc #	:0030460333
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:7,404 Units:	YrBlt:2003	Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	:Bongiorno Kim S	APN	:217 73 110
SiteAddr	:9814 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:12026 S Tuzigoot Dr Phoenix Az 85044	AssdTot	:\$63,000
Land Use	:Vacant,Residential,Urban,Subdivided	Phone #	:
NwLnDate	:03/29/2004 LnType :Conventional	XferAmt	:\$345,018
New Loan	:\$276,000 Lender :Miscellaneous	Doc #	:0040321652
Prior Ln	:		
	TitleCo :Century Title		
%Imprvd	:	BldgSF:	LotSz:7,331 Units:
		YrBlt:	Pool:

Borrower	:Gauvin Michael E/Kathy M	APN	:217 73 111
SiteAddr	:9822 E Cosmos Cir Scottsdale 85260	Exempt	:
MailAddr	:9822 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$255,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:08/27/2004 LnType :	XferAmt	:
New Loan	:	Doc #	:0041000508
Prior Ln	:\$210,000 TitleCo :Security Title Agency		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Dobos Robert	APN	:217 73 112
SiteAddr	:9830 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9830 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$62,000
Land Use	:Vacant,Residential,Urban,Subdivided	Phone #	:
NwLnDate	:03/05/2004 LnType :Conventional	XferAmt	:
New Loan	:\$273,200 Lender :First Magnus Financial	Doc #	:0040232128
Prior Ln	:		
	TitleCo :Century Title		
%Imprvd	:	BldgSF:	LotSz:7,164 Units:
		YrBlt:	Pool:

Borrower	:Agadjanov Alexander & Inessa	APN	:217 73 113
SiteAddr	:9838 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9838 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$204,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-419-6469
NwLnDate	:04/03/2003 LnType :Conventional	XferAmt	:\$307,788
New Loan	:\$246,230 Lender :Miscellaneous	Doc #	:0030414331
Prior Ln	:		
	TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:1,929 LotSz:7,501 Units:	YrBlt:2003	Pool:

Borrower	:Krawetz Ben & Laurie	APN	:217 73 114
SiteAddr	:9846 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9846 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$249,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:07/21/2003 LnType :	XferAmt	:
New Loan	:	Doc #	:030962137
Prior Ln	:		
	TitleCo :		
%Imprvd	:80 BldgSF:2,311 LotSz:7,812 Units:	YrBlt:2003	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower :Oneill Michael P & Linda S APN :217 73 115
SiteAddr :9854 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9854 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$251,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :12/30/2003 LnType :Conventional XferAmt :\$360,000
New Loan :\$312,690 Lender :Wells Fargo Home Mortg Doc # :0031747742
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:2,311 LotSz:8,361 Units: YrBltd:2003 Pool:

Borrower :Lee Hyun Wook APN :217 73 116
SiteAddr :9862 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9862 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$206,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :06/05/2003 LnType : XferAmt :\$339,996
New Loan : Lender : Doc # :0030725884
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:1,929 LotSz:8,288 Units: YrBltd:2003 Pool:

Borrower :Zistas Kostas APN :217 73 117
SiteAddr :9870 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9870 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$291,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :480-515-5959
NwLnDate :03/25/2003 LnType :Conventional XferAmt :
New Loan :\$271,700 Lender :Americas Wholesale Len Doc # :0030361157
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:2,969 LotSz:7,200 Units: YrBltd:2003 Pool:

Borrower :Chang Elizabeth M APN :217 73 118
SiteAddr :9878 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :4111 N Drinkwater Blvd #E307 Scottsdale Az 85251 AssdTot :\$248,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :03/30/2004 LnType :Conventional XferAmt :\$369,000
New Loan :\$295,200 Lender :Harris Bank Doc # :0040323488
Prior Ln :\$265,550 TitleCo :Ticor Title
%Imprvd :80 BldgSF:2,311 LotSz:7,200 Units: YrBltd:2003 Pool:

Borrower :Shenuski Joseph A & Edrie M Tr APN :217 73 119
SiteAddr :9886 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :12807 N 137th St Scottsdale Az 85259 AssdTot :\$291,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :480-451-6227
NwLnDate :12/11/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031678757
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:7,200 Units: YrBltd:2003 Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	:Johnson Joel J	APN	:217 73 120
SiteAddr	:9894 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9894 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$248,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/09/2003 LnType :Conventional	XferAmt	:\$295,813
New Loan	:\$266,200 Lender :Ch Mortgage Company I	Doc #	:0030446065
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,314 LotSz:7,200 Units:	YrBlit:2003	Pool:

Borrower	:Isaly Charles	APN	:217 73 121
SiteAddr	:9910 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9723 E Cochise Dr Scottsdale Az 85258	AssdTot	:\$248,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/01/2005 LnType :Conventional	XferAmt	:\$479,000
New Loan	:\$383,200 Lender :First National Bank	Doc #	:050417001
Prior Ln	:\$383,200 TitleCo :Westland Title		
%Imprvd	:80 BldgSF:2,311 LotSz:7,200 Units:	YrBlit:2003	Pool:

Borrower	:Zistatsis Minas	APN	:217 73 122
SiteAddr	:9918 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9918 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$293,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/16/2003 LnType :Conventional	XferAmt	:\$348,948
New Loan	:\$314,050 Lender :Security Mtg Corp	Doc #	:0030477129
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:7,762 Units:	YrBlit:2003	Pool:

Borrower	:Knall Douglas	APN	:217 73 123
SiteAddr	:9926 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9926 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$308,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-513-9780
NwLnDate	:05/05/2003 LnType :Conventional	XferAmt	:\$395,274
New Loan	:\$316,219 Lender :New West Lending Inc	Doc #	:0030570783
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:14,714 Units:	YrBlit:2003	Pool:

Borrower	:Mann Bruce A & Christine	APN	:217 73 124
SiteAddr	:16465 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16465 N 99th Pl Scottsdale Az 85260	AssdTot	:\$296,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/15/2003 LnType :Conventional	XferAmt	:\$388,117
New Loan	:\$386,450 Lender :Ch Mortgage Company I	Doc #	:0030473179
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:9,209 Units:	YrBlit:2003	Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	:Amdahl Mike & Megan	APN	:217 73 125
SiteAddr	:16447 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16447 N 99th Pl Scottsdale Az 85260	AssdTot	:\$198,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:10/29/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031503745
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,140 LotSz:6,682 Units:	YrBltd:2003	Pool:

Borrower	:Patel Sameer	APN	:217 73 126
SiteAddr	:16429 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16429 N 99th Pl Scottsdale Az 85260	AssdTot	:\$255,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:480-538-1152
NwLnDate	:07/24/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:030984326
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBltd:2003	Pool:

Borrower	:Parker Jason & Jill	APN	:217 73 127
SiteAddr	:16411 N 99th Pl (No Mail) Scottsdale 85260	Exempt	:
MailAddr	:16411 N 99th Pl (No Mail) Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/23/2003 LnType :Conventional	XferAmt	:\$389,676
New Loan	:\$340,000 Lender :Ch Mortgage Company I	Doc #	:0030510325
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBltd:2003	Pool:

Borrower	:Hall Robert A & Christie H	APN	:217 73 128
SiteAddr	:16393 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16393 N 99th Pl Scottsdale Az 85260	AssdTot	:\$258,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:05/16/2003 LnType :Conventional	XferAmt	:\$341,440
New Loan	:\$273,150 Lender :Countrywide Home Loans	Doc #	:0030625247
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:7,631 Units:	YrBltd:2003	Pool:

Borrower	:Knishinsky Adi	APN	:217 73 129
SiteAddr	:16375 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16375 N 99th Pl Scottsdale Az 85260	AssdTot	:\$223,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:04/01/2004 LnType :Conventional	XferAmt	:\$353,326
New Loan	:\$282,650 Lender :Meriwest Mortgage Corp	Doc #	:0040340856
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,311 LotSz:8,121 Units:	YrBltd:2003	Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower	:Shank Jonathan & Karla	APN	:217 73 130
SiteAddr	:16357 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16357 N 99th Pl Scottsdale Az 85260	AssdTot	:\$293,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/14/2003 LnType :Conventional	XferAmt	:\$393,277
New Loan	:\$330,600 Lender :Ch Mortgage Company I	Doc #	:0030460344
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:7,860 Units:	YrBlt:2003	Pool:

Borrower	:Bindi Avio & Janet R	APN	:217 73 131
SiteAddr	:16339 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:PO Box 25142 Scottsdale Az 85255	AssdTot	:\$256,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:05/28/2003 LnType :	XferAmt	:\$347,302
New Loan	: Lender :	Doc #	:0030674377
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:6,915 Units:	YrBlt:2003	Pool:

Borrower	:Langbehn Brent M	APN	:217 73 132
SiteAddr	:16321 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16321 N 9th Pl Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:05/02/2003 LnType :Conventional	XferAmt	:
New Loan	:\$315,700 Lender :Ch Mortgage Company I	Doc #	:0030560463
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Jauch Michael	APN	:217 73 133
SiteAddr	:16303 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16303 N 99th Pl Scottsdale Az 85260	AssdTot	:\$246,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/17/2003 LnType :Conventional	XferAmt	:\$338,086
New Loan	:\$304,277 Lender :Ch Mortgage Company I	Doc #	:0030486426
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,344 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Stephenson John Jr	APN	:217 73 134
SiteAddr	:16285 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:PO Box 31967 Phoenix Az 85046	AssdTot	:\$255,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:06/18/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:030791751
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower :Tousley Christopher M & Devra S APN :217 73 135
SiteAddr :16267 N 99th Pl Scottsdale 85260 Exempt :
MailAddr :16267 N 99th Pl Scottsdale Az 85260 AssdTot :\$255,500
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :
NwLnDate :05/30/2003 LnType :Conventional XferAmt :\$387,409
New Loan :\$309,900 Lender :Ch Mortgage Company I Doc # :0030687504
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:2,969 LotSz:6,600 Units: YrBlt:2003 Pool:

Borrower :Moyer David C & Holly A APN :217 73 136
SiteAddr :16249 N 99th Pl Scottsdale 85260 Exempt :
MailAddr :16249 N 99th Pl Scottsdale Az 85260 AssdTot :\$289,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :07/30/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031013480
Prior Ln :\$353,200 TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:6,600 Units: YrBlt:2003 Pool:

Borrower :Weiss Tobye A Tr APN :217 73 137
SiteAddr :16231 N 99th Pl Scottsdale 85260 Exempt :
MailAddr :16231 N 99th Pl Scottsdale Az 85260 AssdTot :\$179,000
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :
NwLnDate :09/17/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031303686
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:1,929 LotSz:6,612 Units: YrBlt:2003 Pool:

Borrower :Mower Mathew B & Amanda J APN :217 73 138
SiteAddr :16213 N 99th Pl Scottsdale 85260 Exempt :
MailAddr :16213 N 99th Pl Scottsdale Az 85260 AssdTot :\$296,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :11/21/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031609072
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:8,971 Units: YrBlt:2003 Pool:

Borrower :Hrenchir Gerald A & Pauline F APN :217 73 139
SiteAddr :16195 N 99th Pl Scottsdale 85260 Exempt :
MailAddr :16195 N 99th Pl Scottsdale Az 85260 AssdTot :\$205,000
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :
NwLnDate :07/16/2003 LnType : XferAmt :
New Loan : Lender : Doc # :030937473
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:2,140 LotSz:7,419 Units: YrBlt:2003 Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower :Turner Shirley P & Bailey Linda E APN :217 73 140
SiteAddr :9906 E Monte Cristo Ave Scottsdale 85260 Exempt :
MailAddr :9906 E Monte Cristo Ave Scottsdale Az 85260 AssdTot :\$249,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :06/11/2003 LnType :Conventional XferAmt :\$348,794
New Loan :\$303,000 Lender :Ch Mortgage Company I Doc # :0030752264
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:2,311 LotSz:7,853 Units: YrBlt:2003 Pool:

Borrower :Van Voorhees Kelly J APN :217 73 141
SiteAddr :9922 E Monte Cristo Ave Scottsdale 85260 Exempt :
MailAddr :9922 E Monte Cristo Ave Scottsdale Az 85260 AssdTot :\$291,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :01/10/2005 LnType : XferAmt :\$550,000
New Loan : Lender : Doc # :0050536612
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:6,971 Units: YrBlt:2003 Pool:

Borrower :Martin Patti APN :217 73 142
SiteAddr :9938 E Monte Cristo Ave Scottsdale 85260 Exempt :
MailAddr :9938 E Monte Cristo Ave Scottsdale Az 85260 AssdTot :\$246,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :10/14/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031435440
Prior Ln :\$264,700 TitleCo :
%Imprvd :80 BldgSF:2,311 LotSz:6,600 Units: YrBlt:2003 Pool:

Borrower :Jameson Douglas E/Kerry A APN :217 73 143
SiteAddr :9954 E Monte Cristo Ave Scottsdale 85260 Exempt :
MailAddr :PO Box 12934 Scottsdale Az 85267 AssdTot :\$248,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :03/02/2005 LnType :Conventional XferAmt :\$449,000
New Loan :\$359,200 Lender :Premier Financial Serv Doc # :0050261972
Prior Ln :\$284,000 TitleCo :Capital Title Agency Inc
%Imprvd :80 BldgSF:2,311 LotSz:7,270 Units: YrBlt:2003 Pool:

Borrower :Weiskopf Thomas E/Kerrie APN :217 73 144
SiteAddr :9970 E Monte Cristo Ave Scottsdale 85260 Exempt :
MailAddr :9970 E Monte Cristo Ave Scottsdale Az 85260 AssdTot :\$248,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :03/15/2005 LnType :Conventional XferAmt :\$450,000
New Loan :\$225,000 Lender :Taylor Bean And Whitak Doc # :050313198
Prior Ln :\$225,000 TitleCo :Equity Title Agency
%Imprvd :80 BldgSF:2,311 LotSz:7,289 Units: YrBlt:2003 Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower :Arikat Darweesh APN :217 73 145
SiteAddr :16190 N 99th Way Scottsdale 85260 Exempt :
MailAddr :PO Box 12715 Scottsdale Az 85267 AssdTot :\$247,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :04/29/2004 LnType : XferAmt :
New Loan : Lender : Doc # :0040464897
Prior Ln :\$321,700 TitleCo :Capital Title Agency Inc
%Imprvd :80 BldgSF:2,311 LotSz:7,066 Units: YrBltd:2003 Pool:

Borrower :Gardner Jeffrey H/Patricia APN :217 73 146
SiteAddr :16210 N 99th Way Scottsdale 85260 Exempt :
MailAddr :15430 E Jojoba Ln Fountain Hills Az 85268 AssdTot :\$219,500
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :480-585-0415
NwLnDate :01/26/2004 LnType : XferAmt :\$349,549
New Loan : Lender : Doc # :0040474639
Prior Ln :\$262,150 TitleCo :
%Imprvd :80 BldgSF:2,311 LotSz:6,600 Units: YrBltd:2003 Pool:

Borrower :Park Hyung J APN :217 73 147
SiteAddr :16230 N 99th Way Scottsdale 85260 Exempt :
MailAddr :7360 E Wing Shadow Rd Scottsdale Az 85255 AssdTot :\$219,500
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :
NwLnDate :05/14/2003 LnType :Conventional XferAmt :
New Loan :\$130,000 Lender :Ch Mortgage Company I Doc # :0030613989
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:2,311 LotSz:6,610 Units: YrBltd:2003 Pool:

Borrower :Shahlaie Masih APN :217 73 148
SiteAddr :16283 N 99th Way Scottsdale 85260 Exempt :
MailAddr :16283 N 99th Way Scottsdale Az 85260 AssdTot :\$190,000
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :480-361-3074
NwLnDate :08/04/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031049160
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:1,929 LotSz:8,707 Units: YrBltd:2003 Pool:

Borrower :Zistas Kostas/Margarita/Zistatsis Minas APN :217 73 149
SiteAddr :16265 N 99th Way Scottsdale 85260 Exempt :
MailAddr :16265 N 99th Way Scottsdale Az 85260 AssdTot :\$256,000
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :
NwLnDate :01/15/2004 LnType : XferAmt :
New Loan : Lender : Doc # :0040043232
Prior Ln : TitleCo :Fidelity National Title
%Imprvd :80 BldgSF:2,969 LotSz:6,653 Units: YrBltd:2003 Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	:Pancaro Joseph R & Corsaro Suellyn	APN	:217 73 150
SiteAddr	:16247 N 99th Way Scottsdale 85260	Exempt	:
MailAddr	:16247 N 99th Way Scottsdale Az 85260	AssdTot	:\$202,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:05/21/2003 LnType :Conventional	XferAmt	:\$312,001
New Loan	:\$249,600 Lender :Miscellaneous	Doc #	:0030651979
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:1,929 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Malaekah Michael & Mitra	APN	:217 73 151
SiteAddr	:16229 N 99th Way Scottsdale 85260	Exempt	:
MailAddr	:16229 N 99th Way Scottsdale Az 85260	AssdTot	:\$255,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:480-203-2252
NwLnDate	:08/08/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031081816
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Patel Manoj G & Snehal M	APN	:217 73 152
SiteAddr	:16211 N 99th Way Scottsdale 85260	Exempt	:
MailAddr	:16211 N 99th Way Scottsdale Az 85260	AssdTot	:\$261,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:08/27/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031197528
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Terzis Panagoitis & Katerina	APN	:217 73 153
SiteAddr	:16191 N 99th Way Scottsdale 85260	Exempt	:
MailAddr	:16191 N 99th Way Scottsdale Az 85260	AssdTot	:\$219,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:03/23/2004 LnType :	XferAmt	:\$324,095
New Loan	: Lender :	Doc #	:0040296382
Prior Ln	:	TitleCo	:Century Title
%Imprvd	:80 BldgSF:2,311 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Catsibris Nick	APN	:217 73 154
SiteAddr	:16158 N 99th Way Scottsdale 85260	Exempt	:
MailAddr	:16158 N 99th Way Scottsdale Az 85260	AssdTot	:\$260,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:06/02/2003 LnType :Conventional	XferAmt	:\$356,278
New Loan	:\$274,171 Lender :Ch Mortgage Company I	Doc #	:0030702112
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower	:Ejg Trust	APN	:217 73 155
SiteAddr	:16125 N 99th Way Scottsdale 85260	Exempt	:
MailAddr	:16125 N 99th Way Scottsdale Az 85260	AssdTot	:\$259,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:03/11/2005 LnType :Conventional	XferAmt	:\$550,000
New Loan	:\$440,000 Lender :Rbc Mtg Co	Doc #	:050304056
Prior Ln	:	TitleCo	:Fidelity National Title
%Imprvd	:80 BldgSF:2,969 LotSz:7,970 Units:	YrBlt:2003	Pool:

Borrower	:Butierries J C & Mary T	APN	:217 73 156
SiteAddr	:9987 E Monte Cristo Ave Scottsdale 85260	Exempt	:
MailAddr	:9987 E Monte Cristo Ave Scottsdale Az 85260	AssdTot	:\$300,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-219-9986
NwLnDate	:08/08/2003 LnType :	XferAmt	:
New Loan	:	Doc #	:031084685
Prior Ln	:\$322,700 TitleCo :		
%Imprvd	:80 BldgSF:2,969 LotSz:10,978 Units:	YrBlt:2003	Pool:

Borrower	:Thorpe Craig S & Shannon M	APN	:217 73 157
SiteAddr	:9971 E Monte Cristo Ave Scottsdale 85260	Exempt	:
MailAddr	:1524 E Villa Rita Dr Phoenix Az 85022	AssdTot	:\$250,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:05/05/2003 LnType :Conventional	XferAmt	:\$338,003
New Loan	:\$304,100 Lender :Ch Mortgage Company I	Doc #	:0030570987
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,311 LotSz:8,039 Units:	YrBlt:2003	Pool:

Borrower	:Driscoll Joseph Jr	APN	:217 73 158
SiteAddr	:9955 E Monte Cristo A (No Mail) Scottsdale 85260	Exempt	:
MailAddr	:9955 E Monte Cristo A (No Mail) Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-767-1961
NwLnDate	:10/02/2003 LnType :	XferAmt	:
New Loan	:	Doc #	:031390126
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlt:2003	Pool:

Borrower	:Dang Kevin H	APN	:217 73 159
SiteAddr	:9939 E Monte Cristo Ave Scottsdale 85260	Exempt	:
MailAddr	:9939 E Monte Cristo Ave Scottsdale Az 85260	AssdTot	:\$290,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-538-5265
NwLnDate	:12/16/2004 LnType :Conventional	XferAmt	:\$515,000
New Loan	:\$412,000 Lender :Wells Fargo Bank	Doc #	:0041479477
Prior Ln	:	TitleCo	:Fidelity National Title
%Imprvd	:80 BldgSF:2,969 LotSz:6,690 Units:	YrBlt:2003	Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower	:Horne William/Nancy 2003	APN	:217 73 160
SiteAddr	:9923 E Monte Cristo Ave Scottsdale 85260	Exempt	:
MailAddr	:9923 E Monte Cristo Ave Scottsdale Az 85260	AssdTot	:\$290,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:12/17/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:0041488236
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,969 LotSz:6,636 Units:	YrBlt:2003	Pool:

Borrower	:Picus Jamie L	APN	:217 73 161
SiteAddr	:9907 E Monte Cristo Ave Scottsdale 85260	Exempt	:
MailAddr	:9907 E Monte Cristo Ave Scottsdale Az 85260	AssdTot	:\$219,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:480-229-7371
NwLnDate	:11/20/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031602979
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,311 LotSz:6,699 Units:	YrBlt:2003	Pool:

Borrower	:Gold Ruth G	APN	:217 73 162
SiteAddr	:16132 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16132 N 99th Pl Scottsdale Az 85260	AssdTot	:\$223,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:05/28/2004 LnType :Conventional	XferAmt	:\$379,000
New Loan	:\$300,000 Lender :Miscellaneous	Doc #	:0040609551
Prior Ln	: TitleCo :Stewart Title & Tr/Phoenix		
%Imprvd	:80 BldgSF:2,311 LotSz:7,972 Units:	YrBlt:2003	Pool:

Borrower	:Andre Deric D	APN	:217 73 163
SiteAddr	:16156 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16156 N 99th Pl Scottsdale Az 85260	AssdTot	:\$180,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:09/03/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031231278
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:1,929 LotSz:6,998 Units:	YrBlt:2003	Pool:

Borrower	:Barnhill Shane B & Pamela Jw	APN	:217 73 164
SiteAddr	:16180 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16180 N 99th Pl Scottsdale Az 85260	AssdTot	:\$255,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:05/23/2003 LnType :Conventional	XferAmt	:\$359,593
New Loan	:\$287,674 Lender :Citimortgage Inc	Doc #	:0030659881
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:6,618 Units:	YrBlt:2003	Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =

Maricopa DVD (AZ)

Borrower	:Lindeman David C	APN	:217 73 165
SiteAddr	:16196 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16196 N 99th Pl Scottsdale Az 85260	AssdTot	:\$222,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:12/05/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031660405
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,311 LotSz:7,572 Units:	YrBlt:2003	Pool:

Borrower	:Stephenson Anne A	APN	:217 73 166
SiteAddr	:16212 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:9733 Keeneland Row La Jolla Ca 92037	AssdTot	:\$259,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:08/15/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031118862
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,969 LotSz:7,892 Units:	YrBlt:2003	Pool:

Borrower	:Jorjani Ardavan	APN	:217 73 167
SiteAddr	:16228 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16228 N 99th Pl Scottsdale Az 85260	AssdTot	:\$293,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:05/13/2003 LnType :Conventional	XferAmt	:\$358,173
New Loan	:\$286,538 Lender :Fmc Mortgage Co	Doc #	:0030608889
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:7,779 Units:	YrBlt:2003	Pool:

Borrower	:Lee Danny D/Melinda B	APN	:217 73 168
SiteAddr	:16244 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16244 N 99th Pl Scottsdale Az 85260	AssdTot	:\$290,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:09/22/2004 LnType :Conventional	XferAmt	:\$515,000
New Loan	:\$412,000 Lender :Countrywide Bk	Doc #	:0041107282
Prior Ln	: TitleCo :Miscellaneous Title		
%Imprvd	:80 BldgSF:2,969 LotSz:6,955 Units:	YrBlt:2003	Pool:

Borrower	:Brunetti Tony & Kristine	APN	:217 73 169
SiteAddr	:16260 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16260 N 99th Pl Scottsdale Az 85260	AssdTot	:\$219,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:11/03/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031524232
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,311 LotSz:6,600 Units:	YrBlt:2003	Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower	:Goldstein Lester F & Deanna	APN	:217 73 170
SiteAddr	:16276 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16276 N 99th Pl Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:06/04/2003 LnType :Conventional	XferAmt	:\$368,590
New Loan	:\$294,850 Lender :Ch Mortgage Company I	Doc #	:0030722116
Prior Ln	: TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlit:2003	Pool:

Borrower	:Stabler Sandra L	APN	:217 73 171
SiteAddr	:16292 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16292 N 99th Pl Scottsdale Az 85260	AssdTot	:\$219,500
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:10/28/2004 LnType :Conventional	XferAmt	:\$385,000
New Loan	:\$308,000 Lender :First National Bank	Doc #	:0041269217
Prior Ln	:\$233,030 TitleCo :Miscellaneous Title		
%Imprvd	:80 BldgSF:2,311 LotSz:6,600 Units:	YrBlit:2003	Pool:

Borrower	:Lewis Marc	APN	:217 73 172
SiteAddr	:16308 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16308 N 99th Pl Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:03/26/2004 LnType :Conventional	XferAmt	:
New Loan	:\$320,000 Lender :Miscellaneous	Doc #	:0040315800
Prior Ln	:\$326,111 TitleCo :Metro Title		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlit:2003	Pool:

Borrower	:Low Kok W & Ee L	APN	:217 73 173
SiteAddr	:16324 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16324 N 99th Pl Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:05/05/2003 LnType :Conventional	XferAmt	:\$345,876
New Loan	:\$276,700 Lender :Ch Mortgage Company I	Doc #	:0030570793
Prior Ln	:\$267,500 TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlit:2003	Pool:

Borrower	:Grudman Dawn M	APN	:217 73 174
SiteAddr	:16340 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16340 N 99th Pl Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:08/14/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:031112419
Prior Ln	: TitleCo :		
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBlit:2003	Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	:Gomez Angel R & Diana L	APN	:217 73 175
SiteAddr	:16356 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16356 N 99th Pl Scottsdale Az 85260	AssdTot	:\$252,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-538-1655
NwLnDate	:04/30/2003 LnType :Conventional	XferAmt	:\$346,187
New Loan	:\$291,904 Lender :Ch Mortgage Company I	Doc #	:0030545181
Prior Ln	:		
	TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,311 LotSz:8,936 Units:	YrBlt:2003	Pool:

Borrower	:Muchmore Kimberly A	APN	:217 73 176
SiteAddr	:16372 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16372 N 99th Pl Scottsdale Az 85260	AssdTot	:\$248,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:06/05/2003 LnType :	XferAmt	:\$355,444
New Loan	:	Doc #	:0030725887
Prior Ln	:		
	TitleCo :		
%Imprvd	:80 BldgSF:2,311 LotSz:7,495 Units:	YrBlt:2003	Pool:

Borrower	:Stephenson Richard D & Robert	APN	:217 73 177
SiteAddr	:16388 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	:16388 N 99th Pl Scottsdale Az 85260	AssdTot	:\$221,000
Land Use	:Res,Sfr,Gr010-4,Urban,Subdiv	Phone #	:
NwLnDate	:07/23/2003 LnType :	XferAmt	:
New Loan	:	Doc #	:030977817
Prior Ln	:		
	TitleCo :		
%Imprvd	:80 BldgSF:2,311 LotSz:7,148 Units:	YrBlt:2003	Pool:

Borrower	:Goren Stephen & Sosnick Goren Michele L	APN	:217 73 178
SiteAddr	:9911 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9911 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$248,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:05/13/2003 LnType :Conventional	XferAmt	:\$303,416
New Loan	:\$264,900 Lender :Greenpoint Mortgage Fn	Doc #	:0030606508
Prior Ln	:		
	TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,311 LotSz:7,213 Units:	YrBlt:2003	Pool:

Borrower	:Achtzehn Dana & Lisa K	APN	:217 73 179
SiteAddr	:9903 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9903 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$246,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:03/31/2003 LnType :Conventional	XferAmt	:\$311,494
New Loan	:\$286,450 Lender :Pacific Republic Mtg C	Doc #	:0030391440
Prior Ln	:		
	TitleCo :Century Title Agency Ltd		
%Imprvd	:80 BldgSF:2,344 LotSz:6,600 Units:	YrBlt:2003	Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	:Leeds Seth & Altman Leeds Gloria	APN	:217 73 180
SiteAddr	:9895 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:7770 E Camelback Rd #4 Scottsdale Az 85251	AssdTot	:\$246,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:03/31/2003 LnType :Conventional	XferAmt	:\$317,044
New Loan	:\$247,700 Lender :Greenpoint Mortgage Fn	Doc #	:0030396417
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,311 LotSz:6,600 Units:	YrBltd	:2003 Pool:

Borrower	:Lein Tyler	APN	:217 73 181
SiteAddr	:9879 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9879 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$246,000
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:04/01/2003 LnType :	XferAmt	:
New Loan	:	Lender	:
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,311 LotSz:6,600 Units:	YrBltd	:2003 Pool:

Borrower	:Chen Ye Sui	APN	:217 73 182
SiteAddr	:9871 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9871 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$289,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-993-3649
NwLnDate	:12/30/2003 LnType :Conventional	XferAmt	:\$398,000
New Loan	:\$300,000 Lender :Irwin Mortgage Corp	Doc #	:0031742640
Prior Ln	:	TitleCo	:Century Title Agency Ltd
%Imprvd	:80 BldgSF:2,969 LotSz:6,600 Units:	YrBltd	:2003 Pool:

Borrower	:Yu Kebin & Wang Xiaojie	APN	:217 73 183
SiteAddr	:9863 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9863 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$290,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:
NwLnDate	:03/26/2003 LnType :	XferAmt	:
New Loan	:	Lender	:
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:6,954 Units:	YrBltd	:2003 Pool:

Borrower	:Creal Michael C & Beryl	APN	:217 73 184
SiteAddr	:9855 E Rosemary Ln Scottsdale 85260	Exempt	:
MailAddr	:9855 E Rosemary Ln Scottsdale Az 85260	AssdTot	:\$295,500
Land Use	:Res,Sfr,Gr010-5,Urban,Subdiv	Phone #	:480-471-8226
NwLnDate	:09/02/2003 LnType :	XferAmt	:
New Loan	:	Lender	:
Prior Ln	:	TitleCo	:
%Imprvd	:80 BldgSF:2,969 LotSz:8,750 Units:	YrBltd	:2003 Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =

Maricopa DVD (AZ)

Borrower :Kaufman Eric J & Rainer Tobie B APN :217 73 185
SiteAddr :9847 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9847 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$290,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :480-634-5205
NwLnDate :07/03/2003 LnType : XferAmt :
New Loan : Lender : Doc # :030877968
Prior Ln :\$305,100 TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:6,814 Units: YrBltd:2003 Pool:

Borrower :Ross Adam & Elizabeth APN :217 73 186
SiteAddr :9839 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9839 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$219,500
Land Use :Res,Sfr,Gr010-4,Urban,Subdiv Phone # :
NwLnDate :05/08/2003 LnType :Conventional XferAmt :\$324,888
New Loan :\$269,100 Lender :Ch Mortgage Company I Doc # :0030589103
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:2,311 LotSz:6,600 Units: YrBltd:2003 Pool:

Borrower :Thornton Craig M & Kathy APN :217 73 187
SiteAddr :9831 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9831 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$59,500
Land Use :Vacant,Residential,Urban,Subdivided Phone # :
NwLnDate :12/03/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031648871
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:6,600 Units: YrBltd: Pool:

Borrower :Pollifrone Rocco & Lisa APN :217 73 188
SiteAddr :9823 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9823 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$246,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :03/05/2004 LnType :Conventional XferAmt :\$370,000
New Loan :\$351,500 Lender :First Magnus Financial Doc # :0040232132
Prior Ln : TitleCo :Century Title
%Imprvd :80 BldgSF:2,311 LotSz:6,544 Units: YrBltd:2003 Pool:

Borrower :Kempton Joice APN :217 73 189
SiteAddr :9815 E Rosemary Ln Scottsdale 85260 Exempt :
MailAddr :9815 E Rosemary Ln Scottsdale Az 85260 AssdTot :\$64,000
Land Use :Vacant,Residential,Urban,Subdivided Phone # :
NwLnDate :12/03/2003 LnType : XferAmt :
New Loan : Lender : Doc # :031648887
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:7,556 Units: YrBltd: Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower :Winters Thanh T APN :217 73 190
SiteAddr :9844 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr :9844 E Mirasol Cir Scottsdale Az 85260 AssdTot :\$202,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :480-419-0589
NwLnDate :05/23/2003 LnType :Conventional XferAmt :
New Loan :\$259,000 Lender :Ch Mortgage Company I Doc # :0030659941
Prior Ln : TitleCo :Century Title Agency Ltd
%Imprvd :80 BldgSF:1,929 LotSz:6,669 Units: YrBlt:2003 Pool:

Borrower :Heath Kerry APN :217 73 191
SiteAddr :9852 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr :9852 E Mirasol Cir Scottsdale Az 85260 AssdTot :\$289,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :06/19/2003 LnType : XferAmt :
New Loan : Lender : Doc # :030795034
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:6,600 Units: YrBlt:2003 Pool:

Borrower :Nguyen Thinh Van & Ngoc Chau Tran APN :217 73 192
SiteAddr :9860 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr :9860 E Mirasol Cir Scottsdale Az 85260 AssdTot :\$246,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :06/10/2003 LnType :Conventional XferAmt :\$345,600
New Loan :\$275,000 Lender :Sun State Home Loans Doc # :0030749757
Prior Ln : TitleCo :Capital Title Agency Inc
%Imprvd :80 BldgSF:2,311 LotSz:6,796 Units: YrBlt:2003 Pool:

Borrower :Pace Giuseppe APN :217 73 193
SiteAddr :9868 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr :9868 E Mirasol Cir Scottsdale Az 85260 AssdTot :\$299,500
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :04/17/2003 LnType : XferAmt :
New Loan : Lender : Doc # :030486417
Prior Ln : TitleCo :
%Imprvd :80 BldgSF:2,969 LotSz:10,423 Units: YrBlt:2003 Pool:

Borrower :Singh Adish R/Emilie APN :217 73 194
SiteAddr :9876 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr :9876 E Mirasol Cir Scottsdale Az 85260 AssdTot :\$300,000
Land Use :Res,Sfr,Gr010-5,Urban,Subdiv Phone # :
NwLnDate :07/30/2004 LnType :Conventional XferAmt :\$450,000
New Loan :\$434,350 Lender :New Century Mortgage Doc # :0040886938
Prior Ln :\$333,700 TitleCo :Transnation Title Ins Co
%Imprvd :80 BldgSF:2,969 LotSz:10,682 Units: YrBlt:2003 Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower	: Digiovanni Joseph N Jr	APN	: 217 73 196
SiteAddr	: 9869 E Mirasol Cir Scottsdale 85260	Exempt	:
MailAddr	: 10991 E Greenway Rd Scottsdale Az 85255	AssdTot	: \$251,500
Land Use	: Res, Sfr, Gr010-5, Urban, Subdiv	Phone #	:
NwLnDate	: 10/27/2003 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 031490033
Prior Ln	: TitleCo :		
%Imprvd	: 80 BldgSF: 2,311 LotSz: 8,653 Units:	YrBltd	: 2003 Pool:

Borrower	: Adelson Ken	APN	: 217 73 197
SiteAddr	: 9861 E Mirasol Cir Scottsdale 85260	Exempt	:
MailAddr	: 9861 E Mirasol Cir Scottsdale Az 85260	AssdTot	: \$253,000
Land Use	: Res, Sfr, Gr010-5, Urban, Subdiv	Phone #	:
NwLnDate	: 03/07/2003 LnType : Conventional	XferAmt	: \$312,305
New Loan	: \$256,000 Lender : Indymac Bank	Doc #	: 0030282683
Prior Ln	: TitleCo : Century Title Agency Ltd		
%Imprvd	: 80 BldgSF: 2,311 LotSz: 9,200 Units:	YrBltd	: 2003 Pool:

Borrower	: Posin Keith & Jan B	APN	: 217 73 198
SiteAddr	: 9853 E Mirasol Cir Scottsdale 85260	Exempt	:
MailAddr	: 9853 E Mirasol Cir Scottsdale Az 85260	AssdTot	: \$294,500
Land Use	: Res, Sfr, Gr010-5, Urban, Subdiv	Phone #	:
NwLnDate	: 02/28/2003 LnType : Conventional	XferAmt	: \$354,799
New Loan	: \$260,000 Lender : Capitol Commerce Mtg	Doc #	: 0030241467
Prior Ln	: TitleCo : Century Title Agency Ltd		
%Imprvd	: 80 BldgSF: 2,969 LotSz: 8,344 Units:	YrBltd	: 2003 Pool:

Borrower	: J Green Properties Corp	APN	: 217 73 199
SiteAddr	: 9845 E Mirasol Cir Scottsdale 85260	Exempt	:
MailAddr	: 9845 E Mirasol Cir Scottsdale Az 85260	AssdTot	: \$289,500
Land Use	: Res, Sfr, Gr010-5, Urban, Subdiv	Phone #	:
NwLnDate	: 12/13/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 0041461921
Prior Ln	: \$360,500 TitleCo :		
%Imprvd	: 80 BldgSF: 2,969 LotSz: 6,600 Units:	YrBltd	: 2003 Pool:

Borrower	: Jdp Trust	APN	: 217 73 200
SiteAddr	: 9837 E Mirasol Cir Scottsdale 85260	Exempt	:
MailAddr	: 9837 E Mirasol Cir Scottsdale Az 85260	AssdTot	: \$250,000
Land Use	: Res, Sfr, Gr010-5, Urban, Subdiv	Phone #	:
NwLnDate	: 03/04/2005 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 0050269504
Prior Ln	: \$288,000 TitleCo :		
%Imprvd	: 80 BldgSF: 2,344 LotSz: 8,066 Units:	YrBltd	: 2003 Pool:

= METROSCAN MORTGAGE REPORT =
Maricopa DVD (AZ)

Borrower : Stengel Diane M APN : 217 73 201
SiteAddr : 9821 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr : 9821 E Mirasol Cir Scottsdale Az 85260 AssdTot : \$249,000
Land Use : Res, Sfr, Gr010-5, Urban, Subdiv Phone # :
NwLnDate : 11/19/2004 LnType : Conventional XferAmt : \$405,000
New Loan : \$324,000 Lender : Miscellaneous Doc # : 0041362732
Prior Ln : \$306,356 TitleCo : Westland Title
%Imprvd : 80 BldgSF: 2,311 LotSz: 7,620 Units: YrBlt: 2003 Pool:

Borrower : Tillery Nicollette APN : 217 73 202
SiteAddr : 9813 E Mirasol Cir Scottsdale 85260 Exempt :
MailAddr : 9813 E Mirasol Cir Scottsdale Az 85260 AssdTot : \$202,000
Land Use : Res, Sfr, Gr010-4, Urban, Subdiv Phone # :
NwLnDate : 08/29/2003 LnType : XferAmt :
New Loan : Lender : Doc # : 031216208
Prior Ln : TitleCo :
%Imprvd : 80 BldgSF: 2,140 LotSz: 8,231 Units: YrBlt: 2003 Pool:

Borrower : Engelberg Ryan Howard & Nancy Ellen Tr APN : 217 73 203
SiteAddr : 16274 N 99th Pl Scottsdale 85260 Exempt :
MailAddr : 16274 N 98th Pl Scottsdale Az 85260 AssdTot : \$295,500
Land Use : Res, Sfr, Gr010-5, Urban, Subdiv Phone # :
NwLnDate : 02/27/2004 LnType : XferAmt :
New Loan : Lender : Doc # : 0040198529
Prior Ln : \$308,000 TitleCo :
%Imprvd : 80 BldgSF: 2,969 LotSz: 8,870 Units: YrBlt: 2003 Pool:

Borrower : Cohen Marie Trust APN : 217 73 204
SiteAddr : 16250 N 99th Pl Scottsdale 85260 Exempt :
MailAddr : 16250 N 98th Pl Scottsdale Az 85260 AssdTot : \$297,000
Land Use : Res, Sfr, Gr010-5, Urban, Subdiv Phone # :
NwLnDate : 02/07/2005 LnType : XferAmt :
New Loan : Lender : Doc # : 0050153705
Prior Ln : TitleCo :
%Imprvd : 80 BldgSF: 2,969 LotSz: 9,493 Units: YrBlt: 2003 Pool:

Borrower : Ta Khoi Q APN : 217 73 205
SiteAddr : 16251 N 99th Pl Scottsdale 85260 Exempt :
MailAddr : 16251 N 98th Pl Scottsdale Az 85260 AssdTot : \$296,500
Land Use : Res, Sfr, Gr010-5, Urban, Subdiv Phone # :
NwLnDate : 04/15/2005 LnType : Conventional XferAmt :
New Loan : \$359,600 Lender : Miscellaneous Doc # : 050487250
Prior Ln : \$350,000 TitleCo : Miscellaneous Title
%Imprvd : 80 BldgSF: 2,969 LotSz: 9,170 Units: YrBlt: 2003 Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower	: Fanelli Daniel D/Ann C	APN	: 217 73 206
SiteAddr	: 16275 N 99th Pl Scottsdale 85260	Exempt	:
MailAddr	: 16275 N 98th Pl Scottsdale Az 85260	AssdTot	: \$291,000
Land Use	: Res, Sfr, Gr010-5, Urban, Subdiv	Phone #	:
NwLnDate	: 01/25/2005 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 0050095128
Prior Ln	: \$147,000 TitleCo :		
%Imprvd	: 80 BldgSF: 2,969 LotSz: 7,010 Units:	YrBlt:	2003 Pool:

Borrower	: Horsemans Park Homeowners Association	APN	: 217 73 207
SiteAddr	: *no Site Address* Scottsdale	Exempt	:
MailAddr	: 2400 E Biltmore Cir #1300 Phoenix Az 85016	AssdTot	: \$500
Land Use	: Vacant, Undetermnd, Urban, Subdivided	Phone #	:
NwLnDate	: 02/11/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 040139626
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: 59,947 Units:	YrBlt:	Pool:

Borrower	: Horsemans Park Homeowners Association	APN	: 217 73 209
SiteAddr	: *no Site Address* Scottsdale	Exempt	:
MailAddr	: 2400 E Biltmore Cir #1300 Phoenix Az 85016	AssdTot	: \$500
Land Use	: Vacant, Undetermnd, Urban, Subdivided	Phone #	:
NwLnDate	: 02/11/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 040139626
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: 13,346 Units:	YrBlt:	Pool:

Borrower	: Horsemans Park Homeowners Association	APN	: 217 73 210
SiteAddr	: *no Site Address* Scottsdale	Exempt	:
MailAddr	: 2400 E Biltmore Cir #1300 Phoenix Az 85016	AssdTot	: \$500
Land Use	: Vacant, Undetermnd, Urban, Subdivided	Phone #	:
NwLnDate	: 02/11/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 040139626
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: 10,965 Units:	YrBlt:	Pool:

Borrower	: Horsemans Park Homeowners Association	APN	: 217 73 211
SiteAddr	: *no Site Address* Scottsdale	Exempt	:
MailAddr	: 2400 E Biltmore Cir #1300 Phoenix Az 85016	AssdTot	: \$500
Land Use	: Vacant, Undetermnd, Urban, Subdivided	Phone #	:
NwLnDate	: 02/11/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	: 040139626
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz: 55,557 Units:	YrBlt:	Pool:

= METROSCAN MORTGAGE REPORT =

Maricopa DVD (AZ)

Borrower :Horsemans Park Homeowners Association APN :217 73 212
SiteAddr :*no Site Address* Scottsdale Exempt :
MailAddr :2400 E Biltmore Cir #1300 Phoenix Az 85016 AssdTot :\$500
Land Use :Vacant,Undetermnd,Urban,Subdivided Phone # :
NwLnDate :02/11/2004 LnType : XferAmt :
New Loan : Lender : Doc # :040139626
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:13,497 Units: YrBlt: Pool:

Borrower :Horsemans Park Homeowners Association APN :217 73 213
SiteAddr :*no Site Address* Scottsdale Exempt :
MailAddr :2400 E Biltmore Cir #1300 Phoenix Az 85016 AssdTot :\$500
Land Use :Vacant,Undetermnd,Urban,Subdivided Phone # :
NwLnDate :02/11/2004 LnType : XferAmt :
New Loan : Lender : Doc # :040139626
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:21,602 Units: YrBlt: Pool:

Borrower :Horsemans Park Homeowners Association APN :217 73 215
SiteAddr :*no Site Address* Scottsdale Exempt :
MailAddr :2400 E Biltmore Cir #1300 Phoenix Az 85016 AssdTot :\$500
Land Use :Vacant,Undetermnd,Urban,Subdivided Phone # :
NwLnDate :02/11/2004 LnType : XferAmt :
New Loan : Lender : Doc # :040139626
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:4,073 Units: YrBlt: Pool:

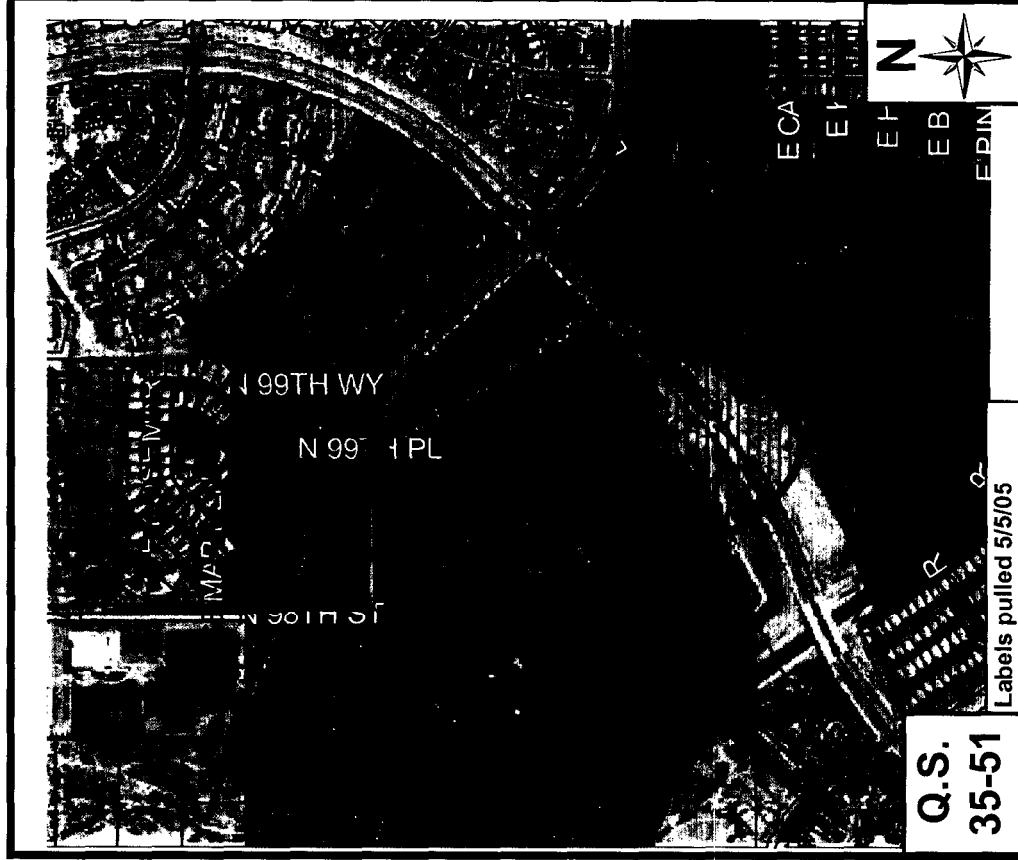
Borrower :Horsemans Park Homeowners Association APN :217 73 216
SiteAddr :*no Site Address* Scottsdale Exempt :
MailAddr :2400 E Arizona Biltmore Cir #130 Phoenix Az 85016 AssdTot :\$500
Land Use :Vacant,Undetermnd,Urban,Subdivided Phone # :
NwLnDate :12/30/2002 LnType : XferAmt :\$10
New Loan : Lender : Doc # :0021416119 M
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:88,413 Units: YrBlt: Pool:

Borrower :Horsemans Park Homeowners Association APN :217 73 217
SiteAddr :*no Site Address* Scottsdale Exempt :
MailAddr :2400 E Biltmore Cir #1300 Phoenix Az 85016 AssdTot :\$500
Land Use :Vacant,Undetermnd,Urban,Subdivided Phone # :
NwLnDate :12/30/2002 LnType : XferAmt :\$10
New Loan : Lender : Doc # :0021416119 M
Prior Ln : TitleCo :
%Imprvd : BldgSF: LotSz:3,827 Units: YrBlt: Pool:

= M E T R O S C A N M O R T G A G E R E P O R T =
Maricopa DVD (AZ)

Borrower	:Horsemans Park Homeowners Association	APN	:217 73 218
SiteAddr	:*no Site Address*, Scottsdale	Exempt	:
MailAddr	:2400 E Biltmore Cir #1300 Phoenix Az 85016	AssdTot	:\$500
Land Use	:Vacant,Undetermnd,Urban,Subdivided	Phone #	:
NwLnDate	:02/11/2004 LnType :	XferAmt	:
New Loan	: Lender :	Doc #	:040139626
Prior Ln	: TitleCo :		
%Imprvd	: BldgSF: LotSz:201,692Units:	YrBlt:	Pool:

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Horseman's Park HOA
- McDowell Mountain Ranch

Winstar Pro

12-GP-2005

ATTACHMENT #7

Vice-Chairman Steinberg asked Mr. Grant how the City's emphasis on sustainability and LEED certification would affect proposals. Mr. Grant answered that LEED certification is not currently required for private sector projects.

10-GP-2005 (Equestria Villas (San Bacara)), request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 4 +/- acre parcel located on the south side of McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway (9975 E McDowell Mountain Ranch Road).

Mr. Ward presented the staff report on this case. His presentation included aerial photography showing the rapid growth that has occurred since 1993. He identified the key issues relating to the case. The residential use may not be fully compatible with WestWorld. The Verde Canal runs through the site from northwest to southeast. Hopefully a preservation component of the development will recognize the existence of the historic canal.

Mr. Ward clarified that the cultural/institutional designation is not necessary for WestWorld, since it now seems unlikely that WestWorld would expand onto the property. This case had previously been considered in 2003 and since then many issues have been resolved.

Commissioner Heitel asked if staff could make recommendations about disclosures in perpetuity, so that anyone buying a home would be aware of the existence of WestWorld. Ms. Bronski committed that City Attorney's staff would look into the request and report back to the Commission.

Commissioner Barnett asked how the Verde Canal impacts the property. Mr. Ward replied that this is a historical facility that runs through the subject property and extends over to the Loop 101 frontage road. Opportunities exist for respectful treatment of the canal.

Ms. Susan Bittermansmith appeared on behalf of the Applicant. She noted that the application reflects changes that are taking place in the area. The proposed use would be more in keeping with the area as it is today.

Vice-Chairman Steinberg asked about ingress and egress from the site. Ms. Bittermansmith said they had met with the neighborhood associations that would be impacted. The Applicant is very aware of the need to find a solution to this issue.

Ms. Laurie McCammon addressed the meeting, indicating that she is very pleased with the residential element of the project.

12-GP-2005 (Winstar Pro), request by owner for a Major General Plan Amendment of the Land Use Element from Cultural/Institutional or Public Use to Urban Neighborhoods on a 10 +/- acre parcel located at the southeast corner of 99th Place and McDowell Mountain Ranch Road, 1/4 mile west of Thompson Peak Parkway.

Chairman Gulino noted that the subject property is adjacent to the property in the preceding application. Mr. Ward reported that there is a small area which is not part of either application and whose use is not to be changed.

Mr. Ward presented the staff report. The proposal was similar to the previous application to modify the General Plan. The Verde Canal traverses the property. Some State land is included as part of this application. The State has agreed to proceed with the General Plan amendment.

Mr. Skip Nemick addressed the Commission. The proposal is to build two and three-story homes with garages at ground level, beneath the homes.

Commissioner Heitel recommended disclosure to home buyers so that people would be aware of WestWorld. Mr. Nemick agreed that this needed to be disclosed in the public report.

Mr. Gerry Hrenchir, President of the Horseman's Park Association, addressed the meeting. He expressed major issues with the project, which are also shared by neighbors in McDowell Mountain Ranch. The Applicant had not approached the neighbors to communicate their plans. Major concerns are the development's proximity to WestWorld and the presence of the Verde Canal.

Mr. Hrenchir reported that their neighborhood is surrounded by existing condominium and apartment housing and a major new apartment complex is under development. This development would place pressure on the neighborhood infrastructure. The neighborhood has already seen an increase in crime which he attributed to the existing apartments and condominiums.

Ms. Toby Nydick, a resident of Horseman's Park subdivision said that her back gate is directly across the street from the proposed development. The street is already busy. A traffic survey has already concluded that traffic at McDowell Mountain Ranch and Thompson Peak Parkway is at its maximum capacity. If the amendment is accepted, traffic would increase in an already congested area.

11-GP-2005 (Windmill Pass), request by owner for a major General Plan Amendment of the Land Use Element from Suburban Neighborhoods to Office on a 7.73 +/- acre parcel located on the south side of Carefree Highway west of Scottsdale Road.

Ms. Wauwie presented the staff report. The proposal is for a minor office on a residential scale, one story high. This would create a balance between office and residential uses in the area. Carefree Highway is designated as a scenic corridor, thus a 100-foot scenic corridor easement is required. The major wash on the site would be preserved. Access to the site would be from Carefree Highway, so traffic would be filtered onto Scottsdale Road.

Vice-Chairman Steinberg asked Ms. Wauwie about any staff concerns regarding access to the site. Commissioner Heitel requested a description of the wash area. Commissioner Barnett asked about the setbacks on the scenic corridor and the depth of the parcel under consideration.

Mr. West addressed the meeting. Highlights of his presentation included a site plan. He addressed grading, drainage and flooding issues for the site. He noted that the maximum height for offices under the proposed zoning is 18 feet, lower than the 24 feet permitted for residential property under the current zoning.

APPROVED

Association is opposed to additional rental housing in the neighborhood because of the increase in density and expressed traffic concerns.

Chairman Gulino asked staff about the packet they had received, noting that some documents relate to the zoning case, which was continued after being placed on the regular agenda. Ms. Galav confirmed that the stipulations are attached to the zoning cases and are not part of the General Plan amendments; Council would decide on these amendments without the stipulations.

Ms. Bitter-Smith stated the Applicant clearly understands more work is required on plans for the canal and the site. They will continue working on plans with the neighborhood.

In response to inquiries by Commissioner Barnett regarding the building heights and ingress/egress to the site, Ms. Bitter-Smith indicated that the those matters are still under discussion.

Commissioner Schwartz expressed concern about WestWorld and opined that there are better uses for the site. This development would preclude auxiliary uses needed for the future development of WestWorld. He is not in favor of this proposal.

Chairman Gulino expressed support for the General Plan change, noting the importance that the site plan preserve the integrity of the canal.

COMMISSIONER BARNETT MADE A MOTION TO APPROVE 10-GP-2005, AS IT IS STIPULATED IN THE STAFF PACKET. COMMISSIONER HESS SECONDED THE MOTION. THE MOTION CARRIED WITH A VOTE OF 6 (SIX) TO 1 (ONE). COMMISSIONER SCHWARTZ DISSENTED.

14. 16-ZN-2005 (Equestria Villas

)

Chairman Gulino noted this item has been continued to a future date, pursuant to a previous motion.

15. 12-GP-2005 (Winstar Pro)

Chairman Gulino requested confirmation that if any of the General Plan amendments are sent to City Council for approval, the zoning of the subject properties remains unchanged. Mr. Grant confirmed that was correct.

Commissioner Schwartz asked whether, by changing the General Plan, the Commission was acknowledging that a higher intensity use could be

developed on the property. Mr. Grant agreed that amending the General Plan was recognizing that a higher density is appropriate. However, this is conditional on stipulations with the zoning, which can keep the density at less than the maximum for the district. Ms. Bronski added that if the zoning change is not approved, the site could be developed under the current zoning. Any zoning change would have to conform with the new General Plan designation.

Mr. Ward presented the case per the staff packet, noting that this case is an identical scenario to the previous case. The issues of concern are proximity to WestWorld, proximity to the master planned communities, the Verde Canal, and traffic. Staff recommends approval of the application.

Commissioner Heitel expressed concerns about protecting WestWorld, noting that this site may be of use to WestWorld in the future.

Commissioner Schwartz expressed doubt that home buyers would be effectively advised of the potential nuisance issues before they had made the decision to purchase.

Mr. Niemic addressed the issue on behalf of the Applicants. Ms. McCammon reported that the neighborhood had been given the choice between light industrial or higher density residential. Had the City been in a position to take the land for WestWorld and provide buffering, that would have been the ideal situation. Other amenities planned or under consideration in the vicinity include an aquatic center, a library, and the possible expansion of WestWorld.

Commissioner Barnett queried the option developing office space on the parcel. Ms. McCammon argued that although the neighborhood would welcome this type of project, the option is not economically viable. Commissioner Barnett noted that the Commission does not concern itself with economic questions and acknowledged that creating a site plan that would give the developer the desired density will be a challenge.

Commissioner Schwartz noted that the requested change could potentially allow for a maximum of 314 units. He noted that there is only one ingress/egress point to the parcel, on McDowell Mountain Ranch Road. Ms. McCammon remarked that had any other options been offered, the neighbors would have pursued them.

Mr. Hrenchir noted that the community has rallied behind low-density residential as a preferable alternative to the additional suggested uses of the property. There have been many meetings and negotiations. The community supported a density of 10 to 12 units per acre. Now that the State lands have been added to the property, the neighbors do not agree

with the potential total of 314 units. Traffic is a major concern. Ideally, this property would best serve as a buffer zone between WestWorld and the neighborhood, or as light industrial offices.

In response to a question by Vice-Chairman Steinberg regarding control of the State land parcel, Mr. Niemic explained that the State has authorized Mr. Bell to take the State land parcel through the General Plan amendment. Vice-Chairman Steinberg stated that the transition from WestWorld troubled him.

Commissioner Steinke asked if staff is aware of the letter of authorization with respect to the State lands. Mr. Grant said the Applicant is authorized to represent the State lands in the current General Plan amendment request. The land is expected to be auctioned within a few months.

Commissioner Steinke commented that it seemed as if plans were being made for property that the Applicant does not own. Mr. Grant explained that staff had looked at the most appropriate designation for the property from the land use perspective and had considered what type of buffering was permissible under the zoning to mitigate complaints from future residents. Office or urban residential would be suitable designations and give plenty of flexibility.

Commissioner Barnett inquired as to the urban neighborhood designation and questioned what would happen if the General Plan amendment is approved and if the State lands were auctioned to the City for incorporation into WestWorld.

Mr. Grant explained that such an occurrence would require an amendment to the WestWorld master plan. The General Plan would not need to be amended a second time under that scenario.

Commissioner Schwartz reiterated previous statements and opined that this type of use is inappropriate next to WestWorld.

Commissioner Heitel noted that even at ten units per acre this would be a dense development. He was surprised that the management of WestWorld had not provided input. He will not support the application.

Vice-Chairman Steinberg agreed with Commissioner Heitel, stating that the ideal scenario would be to incorporate all of the land into WestWorld. Office space would be an acceptable alternative as the traffic would not conflict with events held at WestWorld. Residential is a non-compatible use for the site.

Commissioner Steinke reiterated that this is a troublesome site. The State land question makes the issue even more complicated. He cannot support the General Plan as proposed.

Commissioner Barnett requested confirmation of permissible uses under the urban neighborhood designation. Mr. Grant explained that the urban neighborhood designation is a multi-family residential district with a range of between 8 and 23 units per acre.

Chairman Gulino queried the effects of the PCD overlay on the northern part of the property. Mr. Grant explained that PCD allows some flexibility in the overall planning of the total parcel. A parcel can be included in the PCD without amending the standards. The PCD does not apply to the State land.

Chairman Gulino expressed concern regarding the logistics. He expressed no problem with high-density residential on the parcels, but would not likely support 20 units to the acre. He added that the decisions can be handled through the zoning case.

Chairman Gulino noted the positive recommendation on Equestria Villas and opined that the decisions should be consistent. He requested that the Commission consider the point and expressed support for a recommendation for approval of the General Plan amendment as presented.

Commissioner Heitel noted appreciation for consistency, but there are differences between the two cases. He recommended not approving the present case under discussion.

COMMISSIONER HEITEL MADE A MOTION TO DENY 12-GP-2005 (WINSTAR PRO). COMMISSIONER SCHWARTZ SECONDED THE MOTION. THE MOTION CARRIED WITH A VOTE OF 6 (SIX) TO 1 (ONE). CHAIRMAN GULINO DISSENTED.

10-GP-2005 (Equestria Villas)

Commissioner Barnett requested that vote for the previous matter, 10-GP-2005 (Equestria Villas) be reconsidered. Ms. Bronski indicated that reconsideration would be in order.

COMMISSIONER BARNETT MADE A MOTION TO RECONSIDER 10-GP-2005 (EQUESTRIA VILLAS). VICE-CHAIRMAN STEINBERG SECONDED THE MOTION, WHICH CARRIED WITH A VOTE OF 4 (FOUR) TO 3 (THREE). CHAIRMAN GULINO, COMMISSIONER HESS AND COMMISSIONER HEITEL DISSENTED.



SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

15

PLEASE PRINT NAME

LARZA McCLAMMON

MEETING DATE

9/28/05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS

11020 E. ALOMA DR

ZIP

85255

HOME PHONE

(480) 419 6296

WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM #

12-6P-2005 & 13-ZN-2005

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

PLEASE SEE BACK.

☐ I AM IN FAVOR OF AGENDA ITEM #

☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)
(2,000 - 6/05)

Please give this card to the clerk at the meeting BEFORE public testimony begins on the item you wish to address.

HOW TO ADDRESS THE COUNCIL OR BOARD/COMMISSION:

- The chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.

Comments are limited to 3 minutes.

Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments

I WOULD LIKE TO SPEAK BUT WAS ASKED TO PREPARE
A WRITTEN SUMMARY. I AM FINISHING THIS NOW.
IF I DO NOT ARRIVE PRIOR TO THIS DISCUSSION
I REQUEST MY WRITTEN STATEMENT BE ENTERED



SPEAKER/CITIZEN COMMENT CARD

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Cards must be submitted **BEFORE** public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time **MAY** be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

15

PLEASE PRINT NAME LEON SPIRO MEETING DATE 28 SEP 05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 7814 E. OBERLIN WY ZIP 85262

HOME PHONE _____ WORK PHONE _____

☒ YES, I WISH TO SPEAK REGARDING ITEM # 15

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

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GG2003-411SCC (11/03)
(2,000 - 6/05)



SPEAKER/CITIZEN COMMENT CARD

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16

PLEASE PRINT NAME LEON SPIRO MEETING DATE 28 SEP. 05

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 7814 E. OBERLIN WY ZIP 85262

HOME PHONE _____ WORK PHONE _____

☒ YES, I WISH TO SPEAK REGARDING ITEM # 16

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

GG2003-411SCC (11/03)
(2,000 - 6/05)

**McDowell Mountain Responsible
Community Development Coalition**

October 22, 2003

Mr. George Bell
President/Land Research & Development
1661 N. 91st Street, Suite 105
Scottsdale, AZ 85260

Dr. Steven Weiss
President/CEO Sovereign
16611 N. 91st Street, Suite 105
Scottsdale, AZ 85260

Judy A. Thomas Trust
c/o John Thomas
7500 E. Lincoln Drive
Scottsdale, AZ 85250

Dear George, Steven and John,

The McDowell Mountain Responsible Community Development Coalition (MMRCDC) is pleased with the withdrawal of both the proposed General Plan change to Employment and the Zoning change to I-1 Industrial. The McDowell Mountain Community is appreciative of the willingness to include us in the discussions regarding the future development of the Sheegle/Thomas properties located in the vicinity of McDowell Mountain Ranch Road and Thompson Peak Parkway.

In addition, we tentatively support the exploration of specific residential type uses of this property. Based on our previous discussions, listed below are residential type uses on which we are willing to have additional dialogue pending specific information.

1. Luxury upscale residential condominiums, privately owned (priced \$300,000 and above), no more than two stories, (10-12 units per acre), in character with the surrounding residential community like McDowell Mountain Ranch.
2. Luxury, upscale resort timeshares privately owned (priced \$300,000 and above), no more than two stories, (10-12 units per acre), minimum of 30 day stay (open to discussion), in character with the surrounding residential community like McDowell Mountain Ranch.
3. Large lot equestrian subdivision (R1-35, nine-ten units total) as per Mr. Gessner's suggestion.

ATTACHMENT #10

• Page 2

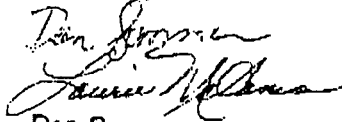
October 22, 2003

For all previous items:

- Parking: No commercial or oversized vehicles. Parking to be interior to property not on perimeter.
- No support for any kind of hotel or motel is implied by this letter.
- All Common Areas, i.e. pool, recreation, etc. to be in interior of property with exterior perimeter of property to be properly landscaped. (In order to buffer common use areas from surrounding residential properties.)
- Pursuant to the Environmentally Sensitive Land designation already attached to the property and proximity to the McDowell Mountains building height limited to 24 feet.

We look forward to assisting you in finding the appropriate use for the property. We thank you for including us in future meetings and discussions.

Sincerely,



Dan Sommer

Laurie McCammon

Co-Chairs

McDowell Mtn. Responsible Community Development Coalition

CC: MMRCDC Committee

Randy Grant, Chief Planning Officer-City of Scottsdale

Kroy Eklaw, Planning and Development Services General Manager-City of Scottsdale

Mayor Mary Manross - City of Scottsdale

Scottsdale City Council:

Councilman Wayne Eaton
Councilman Bob Littlefield
Councilwoman Cynthia Lukas
Councilman Ned O'Hara
Councilman David Ortega
Councilman Tom Silverman

November 4, 2003

Mr. Daniel J. Sommer
Ms. Laurie McCammon
Co-Chairs
McDowell Mountain Responsible
Community Development Coalition

Dear Co-Chairs and Coalition Members,

Thank you for your letter of October 31, 2003. We look forward to working with you on our zoning case and future developments.

For the record, it has been our understanding that during the process of discussions that all parties had agreed that should we proceed with a General Plan Amendment to Urban Neighborhoods and a zoning change to (R-5), you would support either luxury condominiums or luxury apartments, not to a requested density by Mr. Thomas of twenty (20) units per acre but equivalent to the density of the Dakota Apartments. It was Brad Gesner of Westworld, who was opposed to both condominiums and apartments.

As we have agreed to proceed to the next step in the process of applying for rezoning to a "Time Share/Resort Zoning", your present letter will suffice as your support for this proposed zoning.

Should it be necessary to change the direction of our zoning approach to an apartment type zoning, we will provide you more specific information, as per your request, so that you may find comfort in supporting this type of endeavor.

Thank you.

Respectfully,


Stephen J. Weiss


George H. Bell

John Thomas

cc. MMRCDC Committee
Randy Grant, Chief Planning Officer, City of Scottsdale
Kroy Ekblaw, Planning and Development Services General Manager
City of Scottsdale
Mayor Mary Manross, City of Scottsdale
Scottsdale City Council:
Councilman Wayne Ecton
Councilman Bob Littlefield
Councilwoman Cynthia Lukas
Councilman Ned O'Hearn
Councilman David Ortega
Councilman Tom Silverman

ATTACHMENT #11

Al Ward

7/11/05

Planning & Development Services Dept.

7447 E. Indian School Road - Suite 105

Scottsdale, AZ 85251 FAX - 480-312-7088

Dear Mr. Ward -

I am a homeowner in Housemen's Park Subdivision and a member of the Architectural Committee.

I received your notice of a pending application for a general plan amendment - #10 - G.P. - 205 and #12 G.P. - 205, to rezone from Cultural Institutional to Multi-Family District.

Your department has advised me that the proposal is limited to high-density multi-apartment or town houses only.

When it was decided to install a public pool at the S/E corner of the intersection of Thompson Peak Blvd and McDonald Mountain Ranch Road, a traffic survey was performed by the City of Scottsdale. At that time it was disclosed that the intersection was at a maximum traffic load.

Your department advised me that the sole exit for the proposed high-density

dwelling had only one exit, which was on
McDonald Mountain Ranch Road.

It would appear that due to
present maximum capabilities of the
intersection of Thompson Peak Blvd and
McDonald Mountain Ranch Road, that
any further traffic from high-density
use of the property would exceed the
capability of the intersection to handle
such traffic.

I and the members of the
Home Owners Association I have
spoken to are very concerned of the
obvious traffic overload.

Dodge A. Nydyck
16731 N. Gresh. Place
Scottsdale, Az 85260

(480) 657-9610

(FAX) - 538-3361

(480)

Winstar Pro

CASE # 12-GP-2005

**Change from Cultural Institutional to
Urban Neighborhoods**

McDowell Mountain Ranch Road
1/3 mile west of Thompson Peak Pkwy

Winstar Pro

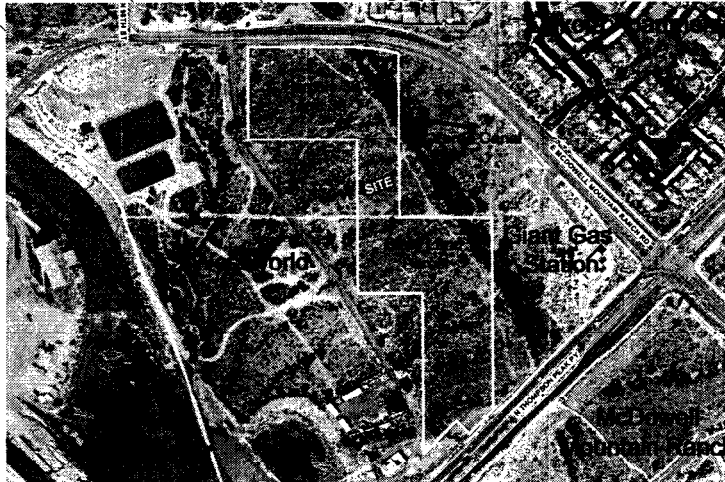


CONTEXT AERIAL

12-GP-2005

Winstar Pro

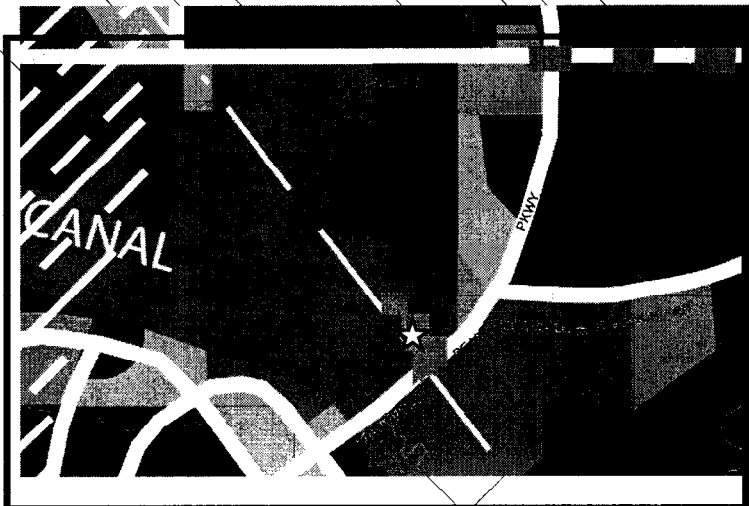
Horseman's Park
Subdivision



CLOSE AERIAL

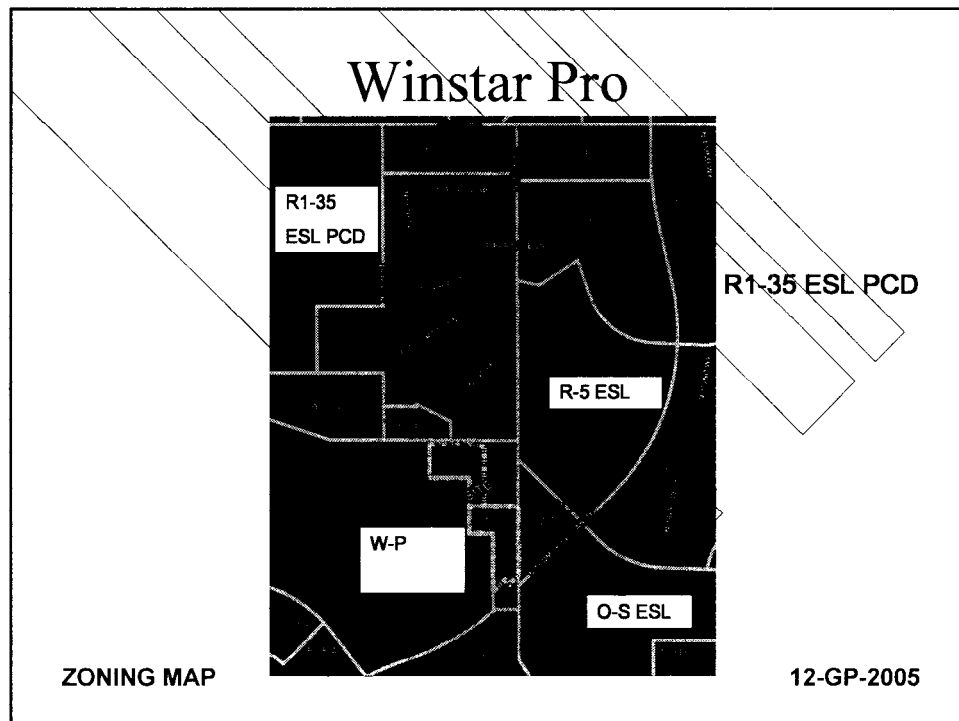
12-GP-2005

Winstar Pro



PROPOSED GENERAL PLAN

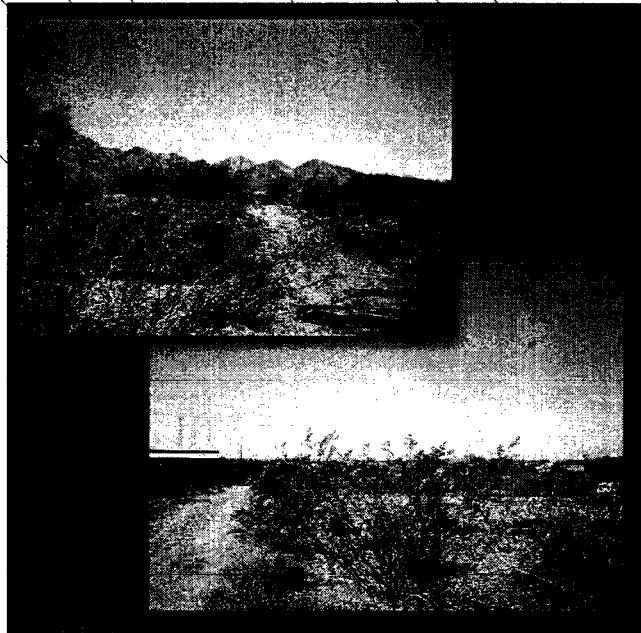
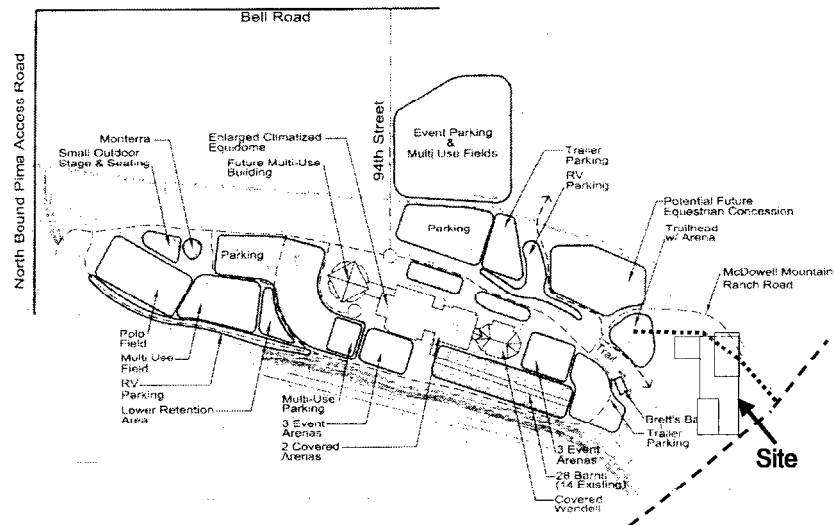
12-GP-2005



Proposal

- Amend the General Plan:
 - From Cultural Institutional and Public Use to Urban Neighborhoods
 - 12 acre site, includes 7 acre state land property
 - Surrounding General Plan categories; Commercial, Urban/Suburban Neighborhoods, Cultural Institutional
 - WestWorld; may have potential impacts from views, noise, lighting, odor and effects of public events
 - Consideration of the treatment of Verde Canal
 - Adjacent General Plan case Equestria Villa

WestWorld Conceptual Plan



Views along McDowell Mountain Ranch Road



Key Issues

- Residential use is compatible to single and multi-family uses to north, but may potentially be impacted by WestWorld: views, noise, lighting odor, and public events
- Proximity to Verde Canal to be considered during the development process
- McDowell Mountain Ranch and Horseman's Park Communities require compatible Land Uses
- One letter of opposition expressed by neighbors; traffic and possible increased crime
- Traffic generation may be reasonably accommodated by adjoining streets

Traffic

- TIMA has been prepared for the proposal
- McDowell Mountain Ranch Road, Major Collector Road with capacities of 35,000 vehicles per day
- Current traffic levels are approximately 4,600 vehicles per day
- Signalized intersection at Thompson Peak Parkway operates at acceptable levels
- An overall traffic and circulation plan will be required with the zoning for this site

Analysis

- Use appears generally compatible with surrounding residential properties to the north
- Conforms to Horseman's Park East PCD and ESL Ordinance
- Use may potentially impact with/by WestWorld, noise, odor, dust, lighting and effects associated with events
- Consideration during development phase of Verde Canal and multi-use trail
- Neighbors prefer Residential use of the site, minimal objections, traffic and crime
- Increased traffic on McDowell Mountain Ranch Road, but traffic levels considered acceptable

Planning Commission Recommendation

- Denial: Of the General Plan amendment, on September 28, 2005, 6-1

Horseman's Park & Vicinity Zoning as of November 11, 2003

